



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

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

24th April, 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, 24th April, 2018 commencing at 5.00pm.



Dated this Thursday 19th April, 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

Table of Contents

AUDIO/VIDEO RECORDING OF ORDINARY MEETINGS OF COUNCIL	5
1. OPENING	5
1.1 PRESENT AND APOLOGIES	5
1.2 IN ATTENDANCE	5
1.3 DECLARATION OF PECUNIARY INTERESTS.....	5
2. CONFIRMATION OF MINUTES	6
2.1 ORDINARY MEETING OF COUNCIL – MARCH 27, 2018	6
2.2 SPECIAL MEETING OF COUNCIL – APRIL 10, 2018.....	6
2.3 WORKSHOP HELD – APRIL 10, 2018	6
3. PLANNING AUTHORITY SECTION	7
3.1 DA18029 – DWELLING, RA318 RHEBAN ROAD, SPRING BEACH	8
3.2 DA18044 – RETAIL COMPLEX, 53B & 53C BURGESS, BICHENO	25
3.3 AM2018/03 – SPECIFIC AREA PLAN AND OTHER AMENDMENTS, CAMBRIA ESTATE, SWANSEA ..	47
3.4 AM2018/04 – EXTEND THE SPRING BAY INDUSTRIAL SPECIFIC AREA PLAN.....	78
4. PUBLIC QUESTION TIME	93
5. INFORMATION REPORTS.....	95
5.1 GENERAL MANAGER, DAVID METCALF.....	95
5.2 MANAGER WORKS, MR TONY POLLARD.....	107
5.3 MANAGER REGULATORY SERVICES, MRS. WINNY ENNISS.....	112
5.4 MANAGER COMMUNITY DEVELOPMENT & ADMINISTRATION – MRS. LONA TURVEY	121
5.5 MANAGER BUILDINGS & MARINE INFRASTRUCTURE, MR ADRIAN O’LEARY	124
5.6 MANAGER NATURAL RESOURCE MANAGEMENT, Ms MELANIE KELLY.....	128
6. MINUTES OF SECTION 24 COMMITTEES.....	133
7. OFFICERS’ REPORTS REQUIRING A DECISION	134
7.1 ENDORSEMENT OF INFORMAL PUBLIC EXHIBITION PROCESS FOR THE DRAFT GLAMORGAN SPRING BAY PLANNING SCHEME	134
7.2 COUNCIL REPRESENTATION ON THE COLES BAY HALL COMMITTEE	138
7.3 KERBSIDE VENDORS POLICY	139
7.4 BY-LAW REVIEW/RENEWAL	144
7.5 FREYCINET VOLUNTEER MARINE RESCUE (VMR) ASSOCIATION.....	146
7.6 SPRING BAY RSL SUB-BRANCH INC.	148
7.7 SWANSEA CHAMBER OF COMMERCE AND TOURISM – DAP GROUP	149

8.	MISCELLANEOUS CORRESPONDENCE	157
8.1	THANK YOU LETTER: GSBC ART PRIZE 2018.....	157
9.	MOTION TRACKING DOCUMENT	158
10.	QUESTIONS WITHOUT NOTICE	161
11.	CLOSE	161

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 of Council – March 27, 2018

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 27th March 2018 be confirmed as a true and correct record.

2.2 Special Meeting of Council – April 10, 2018

Recommendation

That the Minutes of the Special Meeting held Tuesday 10th April 2018 be confirmed as a true and correct record.

2.3 Workshop Held – April 10, 2018

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, it is reported that a workshop was held at 7pm on Tuesday 10th April in Triabunna. This workshop was facilitated by Shane Wells, Manager Planning and Special Projects to provide Councillors with information on the new planning scheme.

Present: Deputy Mayor Cheryl Arnol, Cllr Jenifer Crawford, Cllr Mick Fama, Cllr Britt Steiner, Cllr Richard Parker, Cllr Debbie Wisby.

Recommendation

That Council notes this information.

3. PLANNING AUTHORITY SECTION

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

Recommendation

That Council now acts as a Planning Authority. (Time:)
--

3.1 DA18029 – Dwelling, RA318 Rheban Road, Spring Beach

Planning Assessment Report

Proposal:	Dwelling
Applicant:	David Wakefield & Associates
Location:	RA318 Rheban Road, Spring Beach
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Low Density Residential Zone
Application Date:	13 February 2018
Statutory Date:	27 April 2018 (by consent of applicant)
Discretions:	Two
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for a dwelling at 318 Rheban Road, Spring Beach.
- 1.2. The application is discretionary as it relies on performance criteria for front setback.
- 1.3. Two representations were received.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority due to the receipt of representations via the public exhibition period.
- 1.6. The key planning issue is the appropriateness of the front setback of the dwelling. The dwelling is within the front setback but 'behind' a unusually wide road reservation. The scale of the building from Rheban Road is considered to be compatible with existing buildings. As such the proposal is recommended for approval.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2018/29.
- 2.2. This determination must be made no later than 27 April 2018 which has been extended by the consent of the applicant.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

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

4. Relevant Background and Past Applications

- 4.1. DA 2015/185 was approved on the same site under delegation for a similar building design, scale and siting.

5. Site Detail

- 5.1. The site is located at RA318 Rheban Road, Spring Beach and is within the Low Density Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is a 1301m² regular shaped lot generally opposite the Spring Beach car park. Adjoining land to the north, south and west consists of similar sized residential lots that are also within the Low Density Residential Zone. Land to the east is road reservation zoned Open Space as part of public recreation space and beach areas.
- 5.3. The site contains existing native vegetation as described on the site plan, and visible in photo's below. It has an easterly aspect with a gradient of approximately 1 in 5.2. The site is undeveloped.
- 5.4. The front (eastern boundary) is burdened by a 3.0m wide easement for the purposes of a private wastewater treatment system shared by a number of nearby lots.

- 5.5. The title is also subject to a building envelope and associated civil covenant. 316, 318, 320 and 322 Rheban Road all have a similar building envelope which runs from the front boundary (i.e., a zero setback) to between 25m and 30.5m deep. On the subject site the envelope is 25.04m deep on the southern side and 20.05m wide across the rear. An associated civil covenant places a 3.5m height above natural ground level along the rear of the building envelope. The existing dwellings on 316 and 322 appear to be built within the envelope. The proposal is located within the envelope. It must be noted that civil covenant such as these have no relevance under the planning scheme and it is not for Council to determine compliance.
- 5.6. The Coastal Inundation Hazard Area overlay applies to the front third of the site. This area is an 'investigation area' which applies from high water mark to the 10m contour. All acceptable solutions in the associated code are satisfied principally by virtue that the lowest point of the lot is 7.25m above sea level.



Figure 1: Aerial imagery.

6. Proposal

- 6.1. Planning approval is sought for a dwelling at RA318 Rheban Road, Spring Beach.
- 6.2. The dwelling is a single storey structure with four bedrooms and living areas. The floor plan warps around an internal open courtyard with a carport/garage located on the southern corner. Decks are proposed to the north and north-east corner.
- 6.3. Cladding is a mixture of vertical timber panels, concrete panels and Colorbond.
- 6.4. The front setback is 3m. Side setbacks are 8m (north) and 7.3m (south) and the rear setback is 11m. The dwelling is sited so that the building occupies the steeper sections of the site with a large open space to the rear that has a gradient of approximately 1 in 7.5.

- 6.5. Access is proposed from an upgraded (widened) driveway from Rheban Road. The existing driveway is sealed. The proposal includes a cut off drain at the base on the driveway to manage stormwater runoff.



Figure 2: View from Street of subject site and existing house at 316



Figure 3: View from Street of vacant lot to the south of the site and existing house at 322



Figure 4: South elevation of 316 showing scale and windows facing subject site.

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved.
- 7.2. Each standard can be met by either an acceptable solution or performance criteria. If a performance criteria is relied upon, an application is discretionary and may be approved or refused depending on if the performance criteria is satisfied.
- 7.3. The following provisions are relevant to the proposed use and development;
 - Low Density Residential Zone
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
 - E15.0 Inundation Prone Areas Code
- 7.4. The proposal is classified as a single dwelling use which has a No Permit Required use status in the zone.
- 7.5. The proposal complies with all applicable acceptable solutions other than the following where the proposal is reliant on the associated performance criteria.

		Acceptable Solution Requirement	Proposed
1	Front setback	4.5m front setback	3.010m front setback

	Clause 12.4.2 A1 (a)		
2	Building envelope	4.5m front setback	3.010m front setback
	Clause 12.4.2 A3 (a)		

7.6. Discretion 1 – Front setback

7.6.1. The following performance criteria is for the front setback of dwellings:

A dwelling must:

- (a) *be compatible with the relationship of existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site; and*
- (b) *have regard to streetscape qualities or assist the integration of new development into the streetscape.*

7.6.2. The associated objective for this performance criteria is:

To control the siting and scale of dwellings to:

- (a) *provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and*
- (b) *provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and*
- (c) *provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.*

7.6.3. Streetscape is defined in the scheme as:

“means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setbacks of buildings and structures from the lot boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve.

For the purposes of determining streetscape with respect to a particular site, the above factors are relevant if within 100 m of the site.”

7.6.4. The site sits behind a particularly wide road reservation. The proposed dwelling would be approximately 33m from the centreline of Rheban Road. The typical distance is 13.5m with a carriageway centrally located within an 18m road reservation and with a 4.5m front setback. The adjoining dwelling to the north, although setback further from the front boundary, is much closer to Rheban Road due to the narrower road reservation in front of that dwelling.

7.6.5. Within 100m of the site there are two relevant lots to the north which both have dwellings that comply with respect to the front setback standard. To the south, the adjoining lot is vacant and there are two other lots both with dwellings with compliant front setbacks.

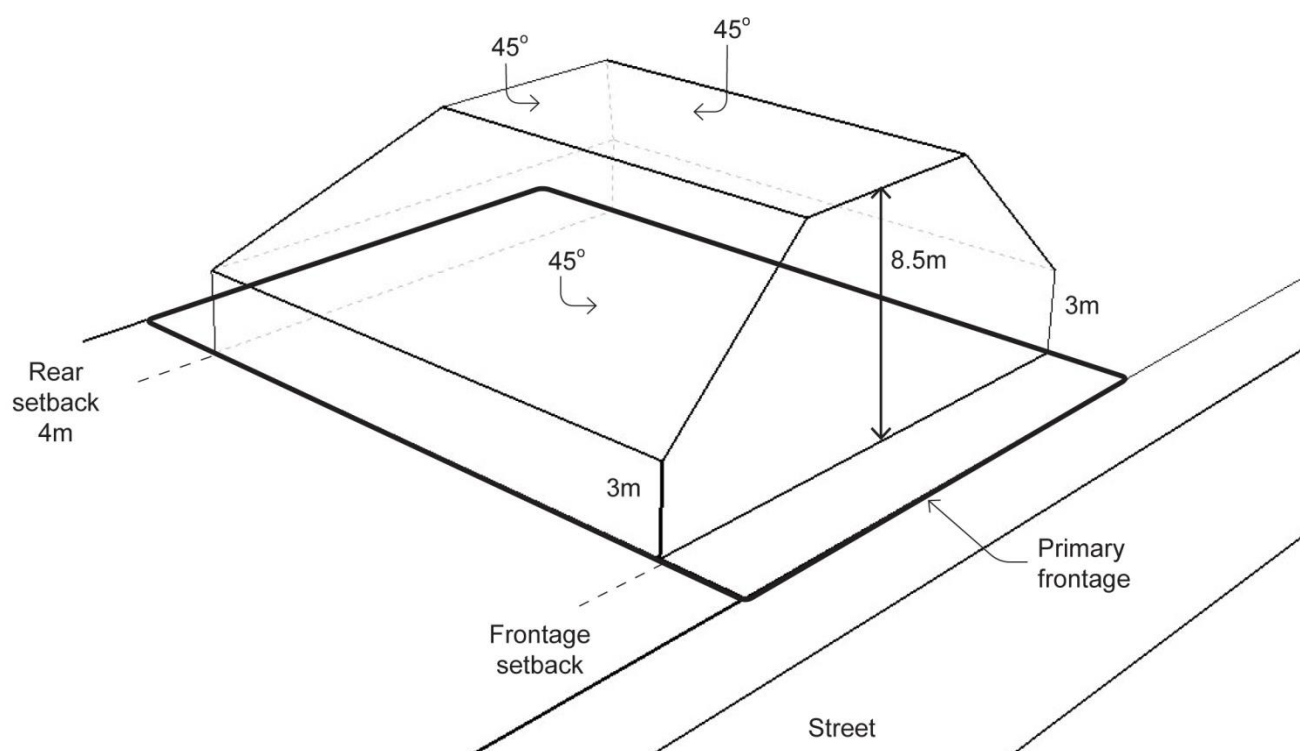
7.6.6. The streetscape – between the driveway access to ‘Spring Bay Villa’s and Bennett Bridge – consists of a wide road reservation which rises in elevation from the road edge

with similar proportioned buildings to that proposed (i.e., single storey, elevated on a high subfloor to maximise views together with extensive decks and glazing facing east).

- 7.6.7. The proposed dwelling will be further from Rheban Road than the existing dwelling at 316 Rheban Road due to the substantially greater width in the road reservation in front of the subject site. The performance criteria focuses the assessment on compatibility of streetscape to the road, and assumes a uniform road reservation width.
- 7.6.8. The building envelope on the site and adjoining lots, whilst not relevant for determining the application, nevertheless does indicate where buildings will be constructed and how the streetscape will be developed once the two vacant lots are developed.
- 7.6.9. It is considered that the proposal is compatible with the relationship of existing buildings to Rheban Road. There is sufficient consistency in terms of setback, scale and proportion of other buildings in the streetscape.

7.7. Discretion 2 – Building envelope

- 7.7.1. The following diagram is from the planning scheme and describes the building envelope specified by the acceptable solution. The proposal is outside the envelope as it is setback 3m from the frontage which is less than the 4.5m frontage setback.
- 7.7.2. The maximum height of the dwelling above natural ground is 8.1m and applies to the front elevation of the dwelling.



- 7.7.3. The following performance criteria applies.

The siting and scale of a dwelling must:

- (a) *not cause unreasonable loss of amenity by:*
 - (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*

- (ii) *overshadowing the private open space of a dwelling on an adjoining lot; or*
- (iii) *overshadowing of an adjoining vacant lot; or*
- (iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) *provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

7.7.4. Given the proposal exceeds the side and rear boundary setbacks there will be no impact by way of overshadowing and therefore (a) (i), (ii) and (iii) are met. Subclause (b) is similarly met through the large setbacks provided (which are in effect a result of the civil covenant and building envelope).

7.7.5. In terms of (iv), as the lot to the south is vacant no impact arises. From the north the adjoining dwelling has only one window facing towards the dwelling. The adjoining dwelling is oriented to face the coast. The scale of both buildings is also similar and on this basis no adverse visual impacts are identified.

8. Referrals

8.1 TasWater

The proposal was not required to be referred to TasWater.

8.3 Council's Technical Officer

The application has been referred to Council's Technical Officer, who noted that the driveway and stormwater drainage is satisfactory. The driveway includes a cut of drain to manage stormwater running down the driveway and mitigate any impacts.

9. Concerns raised by representors

The following table outlines the issues raised by the representations.

Issue	Response
Appears the building is outside the building envelope. The envelope is not shown on the plans.	<p>The building envelope is a civil matter and therefore beyond the jurisdiction of Council to consider.</p> <p>Nevertheless it does appear – from a reading of the floor plan and setback dimensions – that the proposal is within the building envelope in terms of siting and height.</p> <p>The applicant has also advised the proposal is within the building envelope.</p>
The height and setback of the building will dominate Rheban Road and will have a negative impact on the character of Spring Beach.	The issue has been discussed earlier in the report.

10. Conclusion

The proposal satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for conditional 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 dwelling at 318 Rheban Road, Spring Beach (DA2018/29), be APPROVED subject to the following conditions:

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

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

2. To the satisfaction of Council's 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 and directed to a legal point of discharge.

Advice: The design of drainage associated with driveways, parking areas and buildings is regulated under the Building Act 2016 and may require a Certificate of Likely Compliance or Plumbing Permit under the Building Act 2000.

3. Prior to the commencement of the use, a reinforced concrete access or asphalt sealed access must be constructed from the edge of the seal of the public road to the boundary of the lot at the location shown on the endorsed plans.

4. The vehicular access must be in accordance with standard drawing TSD-R09-v1.

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

5. Through the construction process to the satisfaction of Council's General Manager, and unless otherwise noted on the endorsed plans or approved in writing by Council's General Manager, the developer must:

- a. Ensure soil, building waste and debris does not leave the site other than in an orderly fashion and to be disposed of at an approved facility.
- b. Not burn debris or waste on site.
- c. Promptly pay the costs associated with any alteration, extension, reinstatement, repair or cleaning of Council infrastructure, public land or private property.
- d. Ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage.

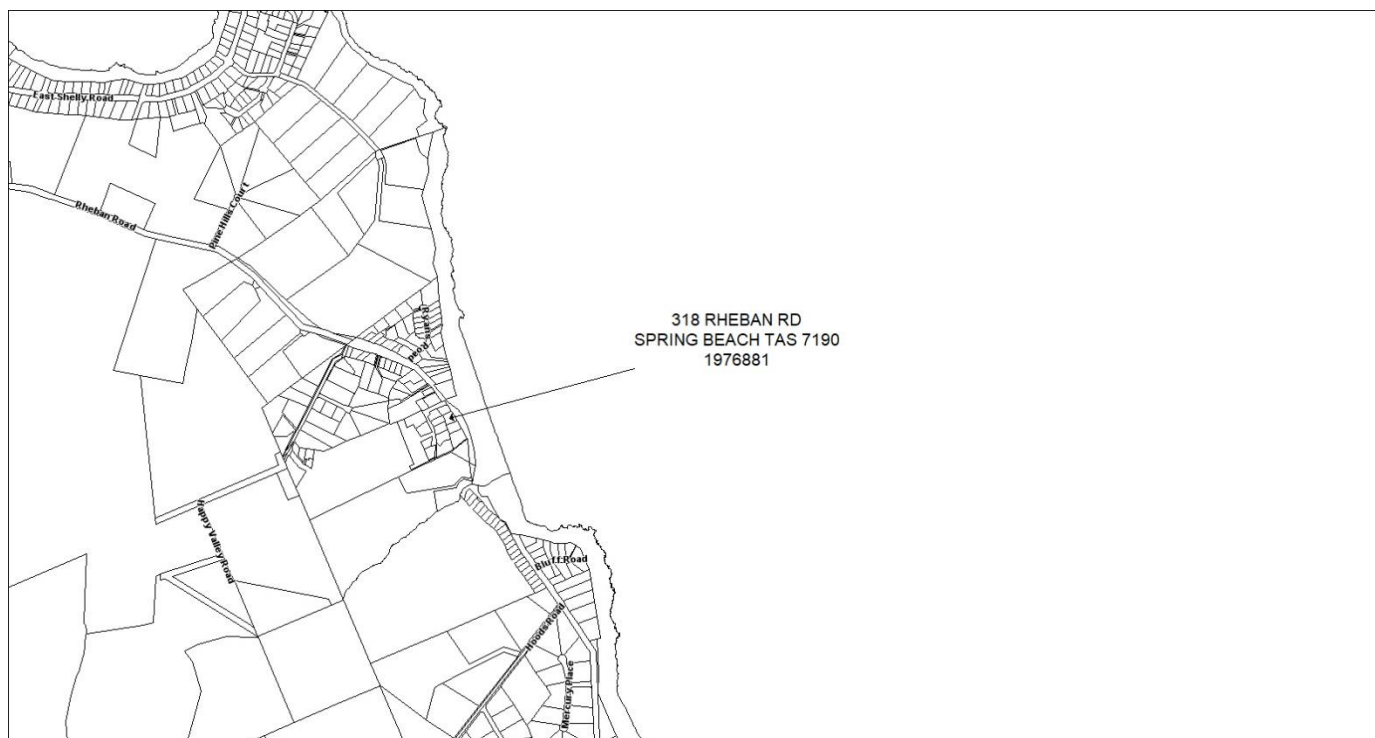
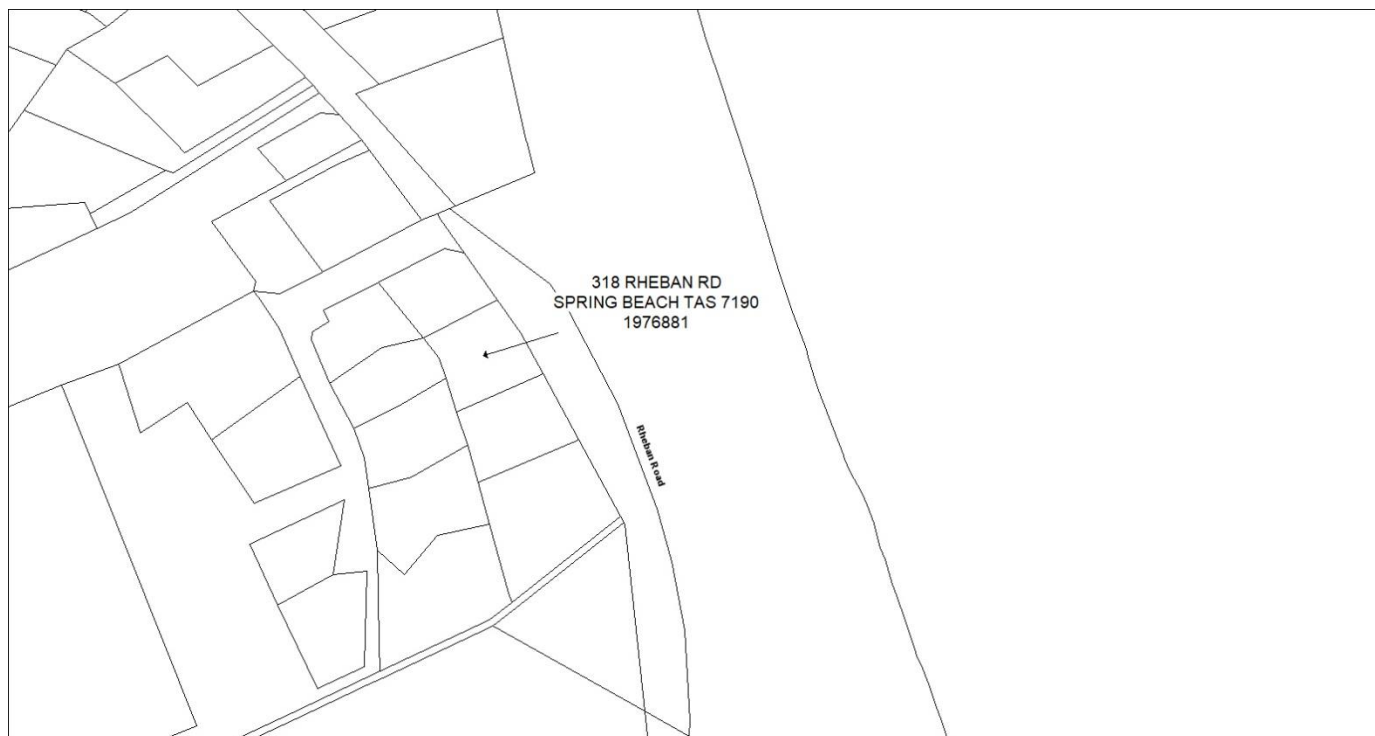
6. No top soil is to be removed from the site.

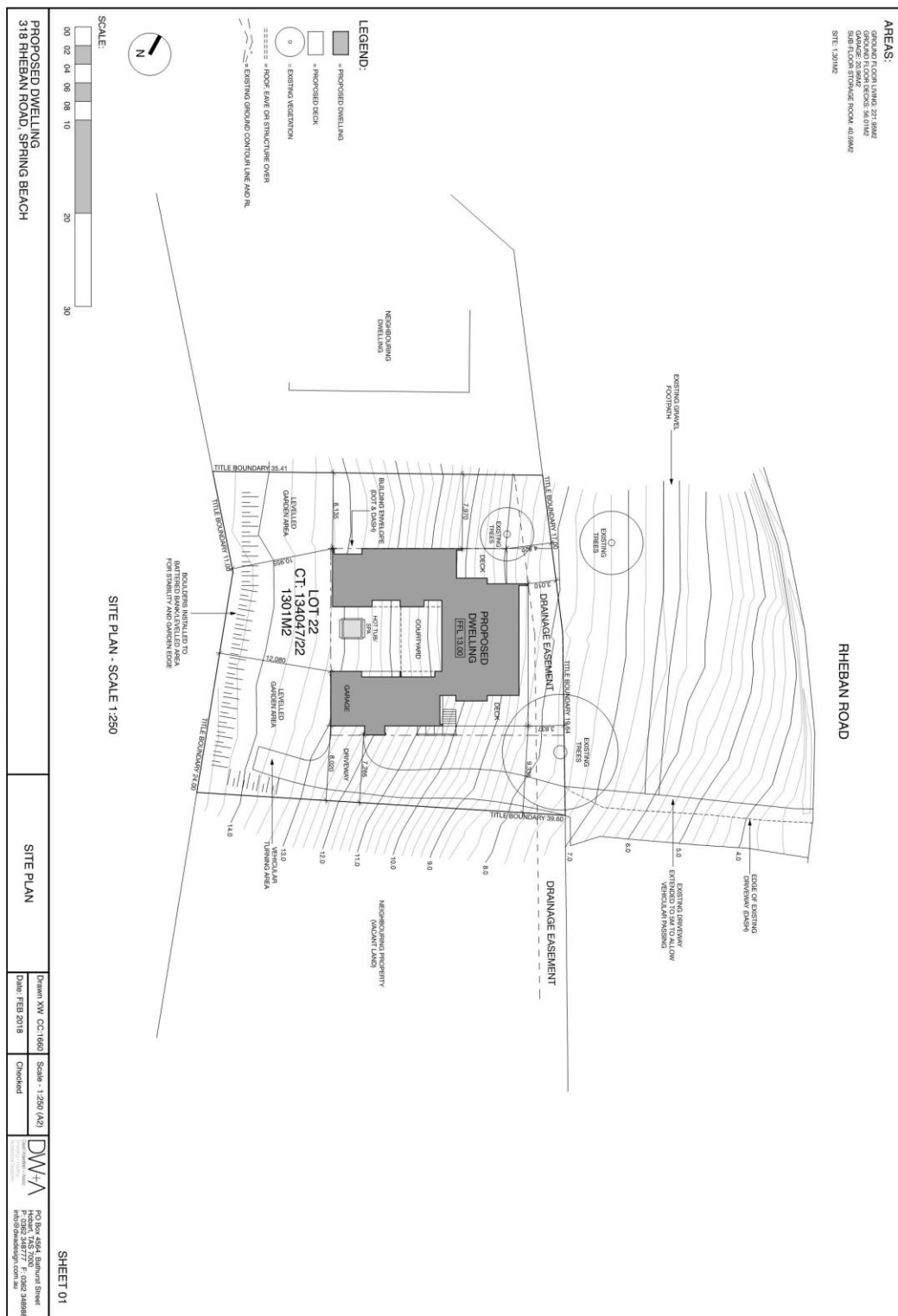
7. The developer shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

8. 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.

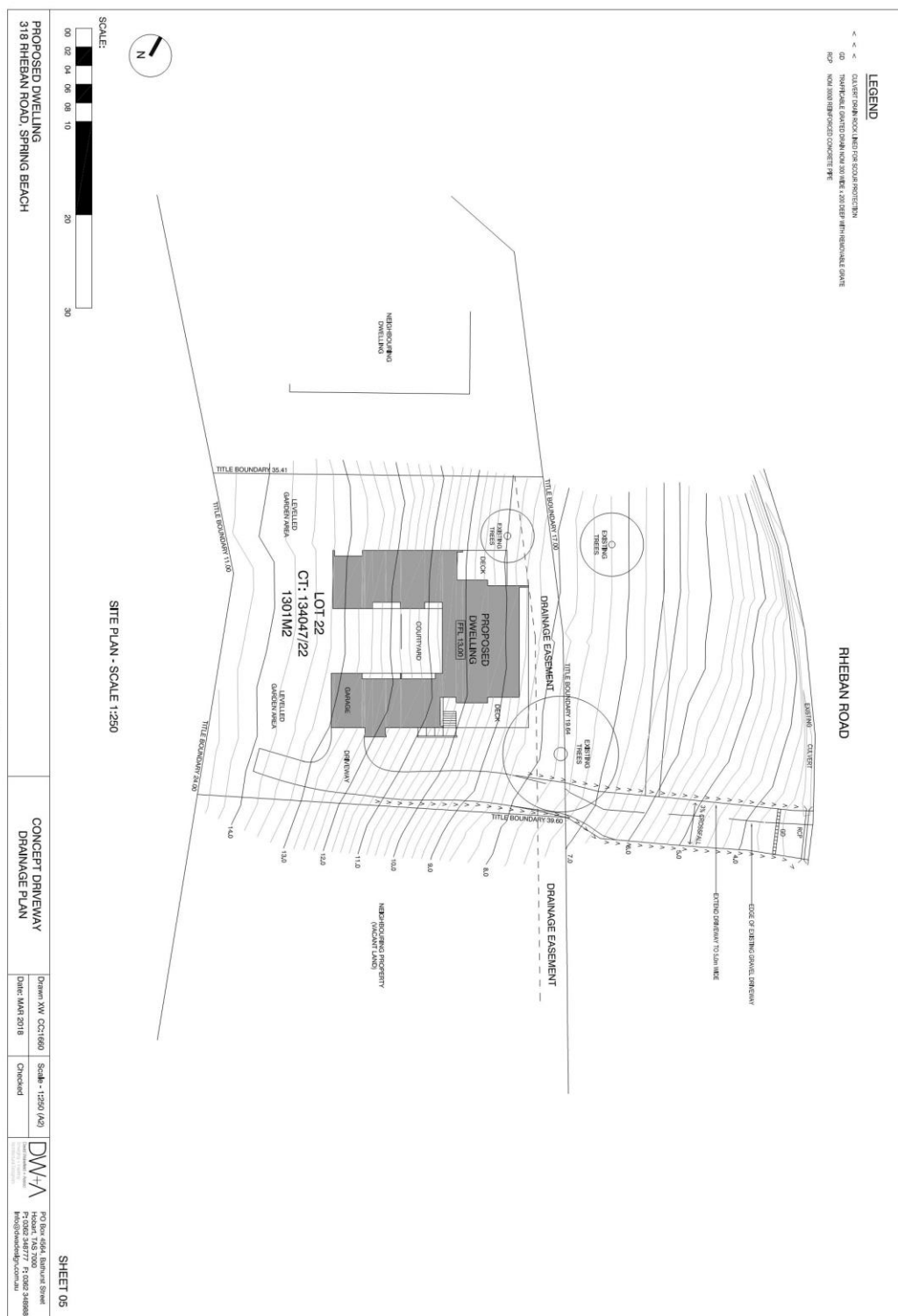
Advice: The developer may submit photographs showing the existing condition of roads, footpaths, kerb and gutter and similar in the nearby area as evidence of the existing conditions prior to any works occurring.

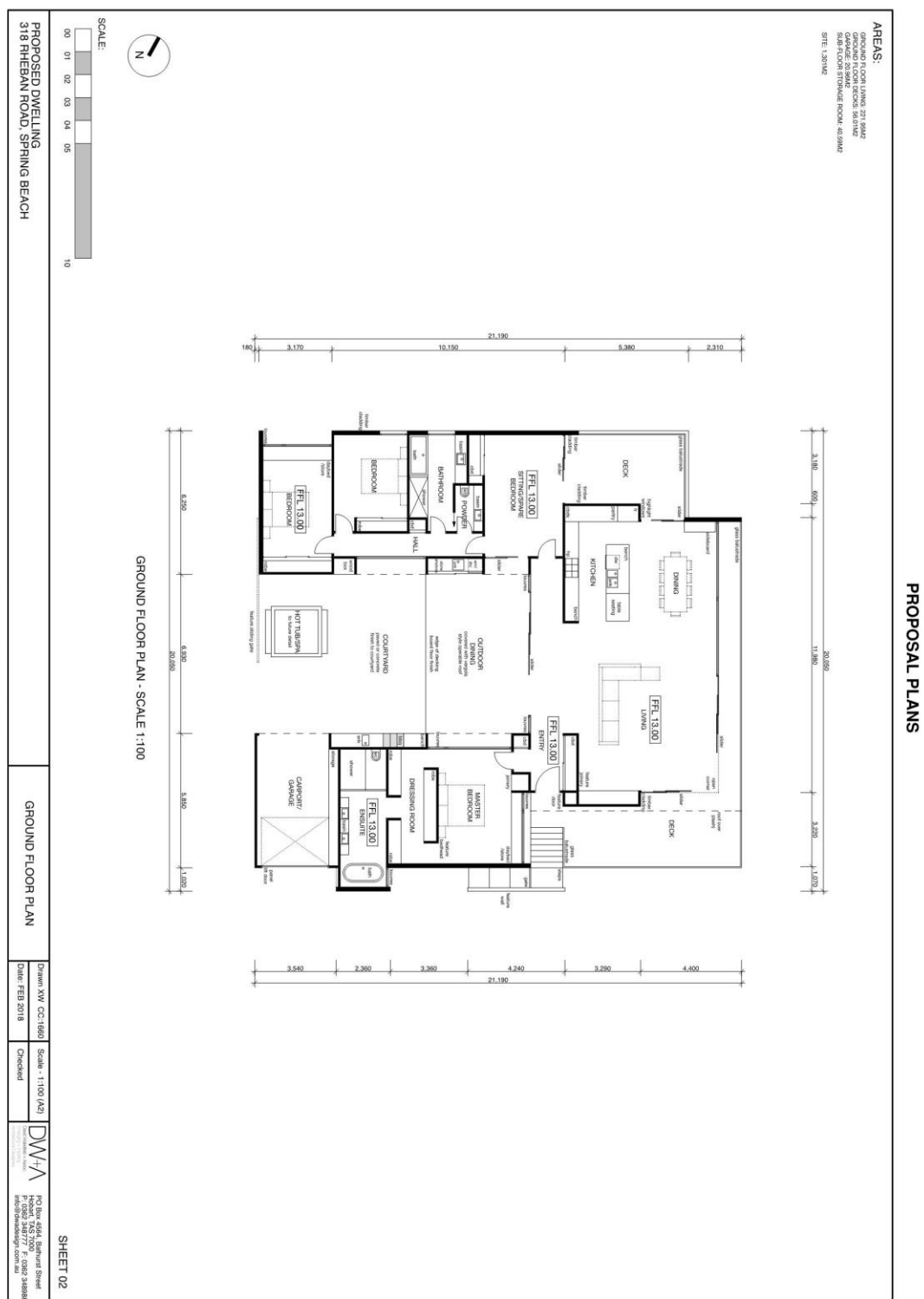
DEVELOPMENT APPLICATION 18029
Dwelling
RA318 Rheban Road, Spring Beach





PROPOSAL PLANS



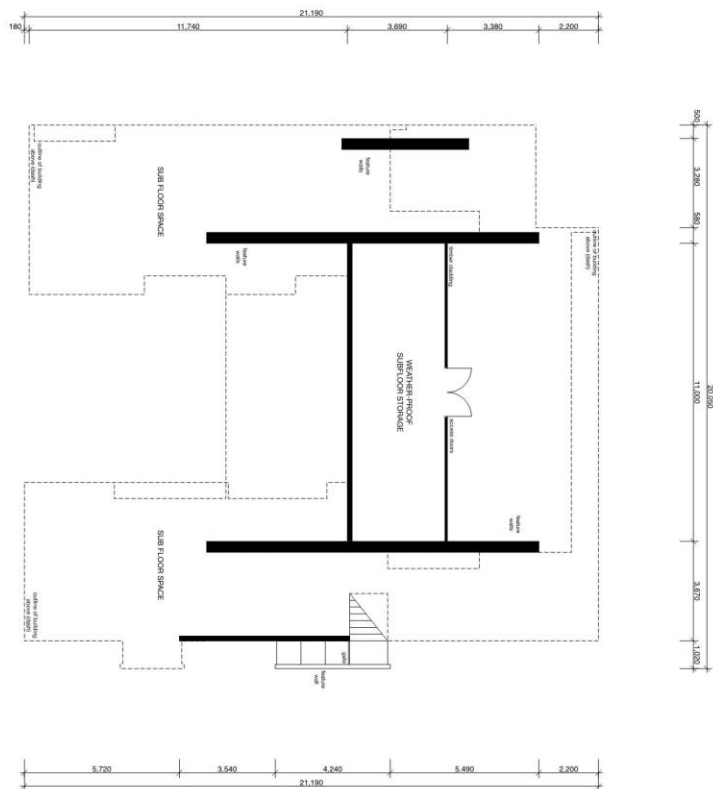




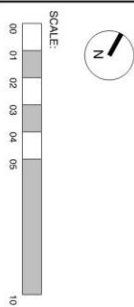
PROPOSAL PLANS

AREAS:

GROUNDFLOOR LIVING: 231.9M²
GROUNDFLOOR KITCHEN: 80.07M²
GARAGE: 29.8M²
SUBFLOOR STORAGE ROOM: 42.9M²
SITE: 1,330M²



SUBFLOOR PLAN - SCALE 1:100



PROPOSED DWELLING
318 RHEBAN ROAD, SPRING BEACH

PROPOSAL PLANS

SUBFLOOR PLAN

Drawn: XW CC:1660
Date: FEB 2015

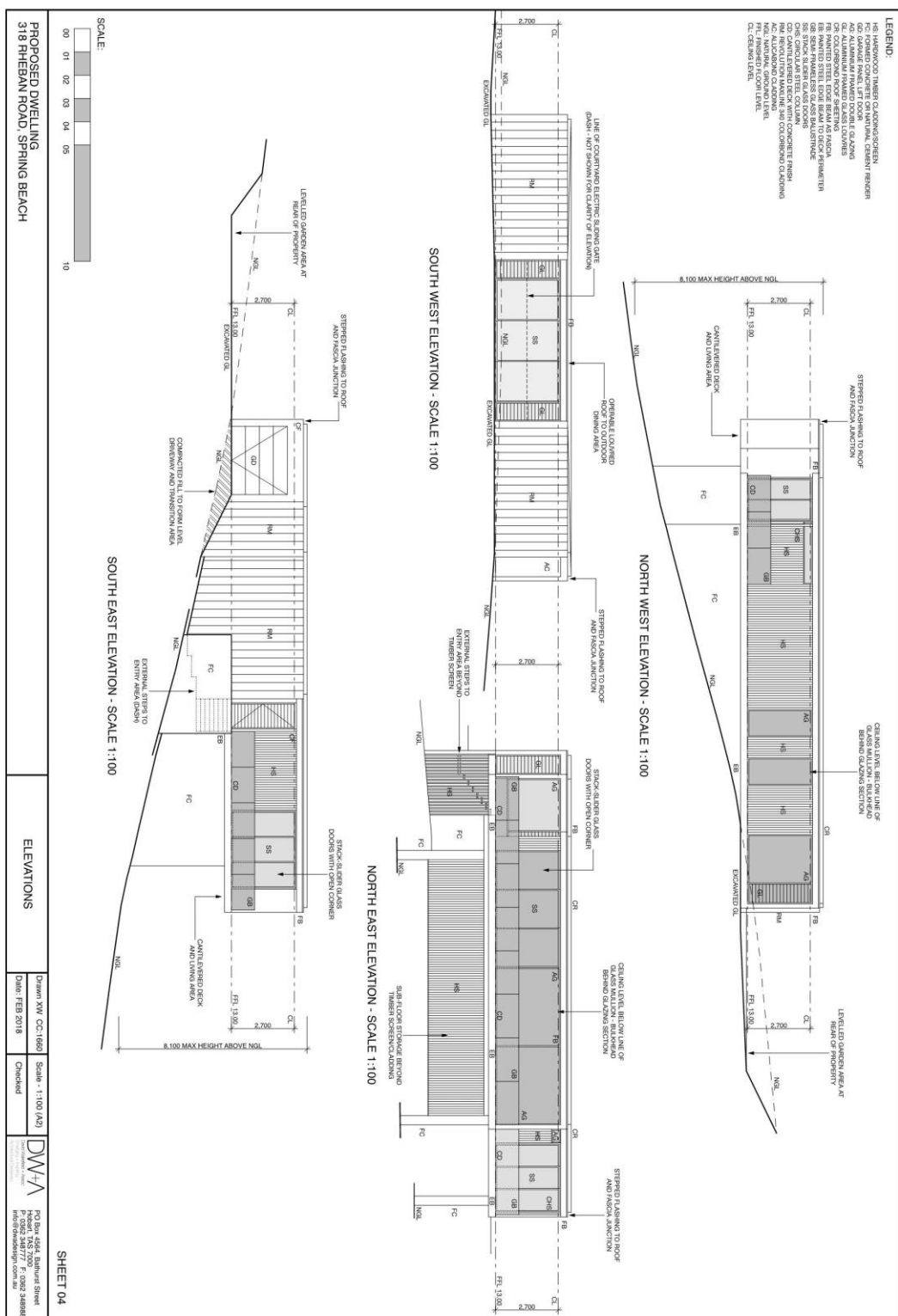
Scale: 1:100 (A2)
Checked:

DW+V
Architects

PO Box 444, Balfour Street
P.O. Box 444, Balfour Street
P.O. Box 444, Balfour Street
P.O. Box 444, Balfour Street

SHEET 03

PROPOSAL PLANS



PROPOSAL PLANS



EXTERNAL PERSPECTIVE #1
VIEW FROM NORTH-EAST LOOKING TOWARDS ENSUITE,
MASTER BEDROOM, ENTRY AND LIVING AREA FROM L TO R



EXTERNAL PERSPECTIVE #2
VIEW FROM HHEBAN ROAD LOOKING TOWARDS DECK, LIVING AREA AND DINING
ROOM FROM L TO R



EXTERNAL PERSPECTIVE #3
VIEW FROM HHEBAN ROAD FROM LOOKING TOWARDS DECK, LIVING AREA AND
DINING ROOM FROM L TO R



EXTERNAL PERSPECTIVE #4
VIEW FROM NORTH LOOKING TOWARDS DECK, SITTING AREA, BATHROOM AND
BEDROOM FROM L TO R



EXTERNAL PERSPECTIVE #5
VIEW FROM SOUTH-EAST LOOKING TOWARDS ENSUITE, MASTER BEDROOM,
ENTRY STEPS AND MAIN DECK FROM L TO R



EXTERNAL PERSPECTIVE #6
VIEW TO COURTYARD INCLUDING BEDROOM AREA, OUTDOOR
DINING, BBQ AREA AND GARAGE FROM L TO R

EXTERNAL PERSPECTIVES ARE DIAGRAMMATIC FOR ILLUSTRATION PURPOSES ONLY AND
DO NOT REPRESENT EXACTLY AS SHOWN. EXTERNAL PERSPECTIVES ARE NOT TO SCALE
AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED DWELLING
318 HHEBAN ROAD, SPRING BEACH

PERSPECTIVE IMAGES

Drawn: XW CCI-1868
Date: FEB 2018
Scale: NTS/A2
Checked:

DWA

773 Bay St, Suite 401
Hobart TAS 7000
03 6233 3488
info@dwadesign.com.au

SHEET 05

PROPOSAL PLANS

3.2 DA18044 – Retail Complex, 53B & 53C Burgess, Bicheno

Planning Assessment Report	
Proposal:	Retail Complex
Applicant:	Seanor Holdings Pty Ltd
Location:	53B + 53C Burgess Street, Bicheno
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Local Business Zone
Application Date:	2 March 2018
Statutory Date:	27 April 2018 (by consent of applicant)
Discretions:	Three
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for a retail complex on Lot 202 and 203 of 53B and 53C Burgess Street, Bicheno.
- 1.2. The application is discretionary as it relies on a number of performance criteria.
- 1.3. Two representations were received.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority due to the receipt of representations via the public exhibition period.
- 1.6. Key planning issues relate to urban design and car parking. The façade of the building is considered to be compatible with the existing Burgess Street streetscape. Car parking and access for the proposal is consistent within existing arrangements on site. There is a short-fall on car parking spaces and a cash-in-lieu requirement is recommended which can be allocated to planned upgrade works associated with the Triangle development. The proposal is considered to make a positive contribution to the Local Business Zone at Bicheno and is recommended for approval.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2018/44.
- 2.2. This determination must be made no later than 27 April 2018 which has been extended by the consent of the applicant.
- 2.3. The relevant legislation is the Land Use Planning and Approvals Act 1993 (LUPAA). The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the Judicial Review Act 2000 and the Local Government (Meeting Procedures) Regulations 2005.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the State Policies and Projects Act 1993.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications, however these are not significant issues given the scale of the proposal. If approved with a cash-in-lieu of car parking payment condition monies received will need to be allocated to public car parking in Bicheno.

4. Relevant Background and Past Applications

- 4.1. SA 2015/4 created three vacant lots from the Bicheno Community Church.
- 4.2. DA 2015/169 approved the farm shed / post office development that adjoins this proposal. That permit required seven car parking spaces, of which one space is to be for disabled car parking. The lot has a right to six spaces to the rear. An agreement was reached at the time of approval that the disabled space should be located in existing on-street car parking due, in part, to the differences in ground level between the car parking at the rear and the shop and the distance from the car park to building entrances. That agreement has not been formalised and the disabled space not yet developed.

5. Site Detail

- 5.1. The site consists of two lots located between 53B and 53C Burgess Street, Bicheno. The site is within the Local Business Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The total size of the site is 1851m² in area. Lot 203 includes a right of way and car parking area used by all lots created in the subdivision. The car park is accessed from Morrison Street and has 19 spaces. Vehicle access to Lot 202 and 203 is via crossovers from the car park and does not exist from Burgess Street. Lot 203 also includes a 2.0m footway from the car park to Burgess Street, along the northern boundary of Lot 203 and which also provides a stormwater line for car park runoff. Lot 202 is 330m² in size. There is 827m² of developable land over the two titles that is free from easements or rights of way.
- 5.3. The site is relatively flat with a slight fall to Burgess Street. There is no vegetation on site.
- 5.4. Adjoining land to the north, south and east is within the Local Business Zone. One General Residential Zone adjoins to site at the north-east corner of the car park and has a 8.95m long shared boundary with the site.



Figure 1: Aerial imagery.

6. Proposal

- 6.1. Planning approval is sought for a multi tenancy retail shop complex at Lot 202 & 203 (53B & 53C) Burgess Street, Bicheno.
- 6.2. The use of each tenancy is proposed as retail. There are seven tenancies in the stage 1 building which are all 38m² in size. The tenancies may be suitable for other uses (office, café, etc) but will require separate approval for change of uses should this proposal be approved.
- 6.3. The complex is proposed in two stages. Stage 1 is a multi-tenancy building on Lot 203. Stage 2 is a single tenancy building on lot 202.
- 6.4. The Stage 1 building is oriented so that each tenancy is accessed from the northern side with a 2.4m wide awning extending the length of the northern elevation (the front tenancy will also have access direct to Burgess Street). This awning does not extend into the 2.0m wide right of footway (which is shown on the plans a 'Drainage Easement 2.00 wide). A deck is proposed over the easement.
- 6.5. The overall footprint of Stage 1 is 40m deep by 10.52m wide including the awnings. The tenancies occupy a 40m deep by 8.14m wide structure which is floor space of 325.6m². The layout has the main floor area setback 3.6m from the frontage. The tenancies can be modified and two or more combined to suit particular business needs.
- 6.6. The awning along the northern elevation is to wrap around the front façade at a depth of 1.6m which provides a front setback of 2.0m.
- 6.7. The footprint of Stage 2 is 30.5m deep and 7m wide which is a floor space of 213.8m².
- 6.8. The total width of the façade for Stage 1 and 2 is 17.52m. The total floor area is 539m².
- 6.9. The building design using extensive glazing and vertical hardwood timber cladding (or WEATHERTEX) with blockwork and aluco bond panels to the rear. The Stage 1 and Stage 2 buildings each have a skillion roof design with extensive clerestory north facing windows. The maximum height is 6.05m for Stage 1 and 6.15m for Stage 2.
- 6.10. The awning provides a 2.4m high clearance, above which a 1.2m high aluco bond panel is provided resulting in a total height of the awning of 3.6m. Signage is proposed to the awning panels facing Burgess Street as shown on the plans.
- 6.11. The height of the awning panel matches the wall height of the adjoining farm shed / post office.



Figure 2: View from Street



Figure 3: View from Street



Figure 4: View from Morrison Street

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved.
- 7.2. Each standard can be met by either an acceptable solution or performance criteria. If a performance criteria is relied upon, an application is discretionary and may be approved or refused depending on if the performance criteria is satisfied.
- 7.3. The following provisions are relevant to the proposed use and development;
 - Local Business Zone
 - E5.0 Road and Rail Assets Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
 - E17.0 Signs Code
- 7.4. The proposal is classified as a shop which forms part of the General Retail and Hire Use Class which has a Permitted use status in the zone.
- 7.5. The proposal complies with all applicable acceptable solutions other than the following where the proposal is reliant on the associated performance criteria.

		Acceptable Solution Requirement	Proposed
1	Traffic Clause E5.5.1 A3	Traffic does not increase by more than 20% or 40 vehicle movements per day	Traffic movements are not quantified but likely to be more than 40 per day
2	Car parking Clause E6.6.1 A1	18 spaces required	19 spaces on site
3	Bicycle parking Clause E.6.6.4 A1	1 bicycle space	Nil – can be attached to awnings

7.6. Discretion 1 – Traffic

7.6.1. The expected traffic generation of the proposal is not qualified. It is likely to exceed 40 movements per day. The relevant performance criteria is:

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

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

7.6.2. The car parking and access arrangements were designed at the subdivision stage based on an expected of commercial development on the approved lots. The scale of the proposal is the same as that which was envisaged during the assessment of the subdivision.

7.6.3. The Department of State Growth have advised that they have no issue with the proposal.

7.6.4. Morrison Street is a short cul-de-sac and all traffic to and from the site will be from Burgess Street via Morrison Street. This traffic will pass the existing Church on one site and two residential properties on Morrison Street.

7.6.5. There are no identified traffic safety or efficiency issues. The type and scale of use is consistent with normal expectations for Local Business Zone land. Morrison Street is sufficiently wide to have the capacity for the traffic generated. It is considered that the proposal satisfies the performance criteria.

7.7. Discretion 2 – Car parking

7.7.1. Lot 203 has 19 car parking spaces shared across Lot 202 and 203 and the farm shed

/ post office. By covenants, the farm shed / post office has 6 spaces. Therefore, there are 13 spaces for the proposal.

7.7.2. The planning scheme specifies a rate of 1 space per 30m² of floor area which totals 18 spaces. There is a variation of five spaces. Stage 1 generates a demand for 11 spaces and the variation is not technically invoked until the additional Stage 2 floor space is constructed.

7.7.3. The adjoining farm shed / post office generated a demand for 15 spaces. This is the minimum spaces required for any food services (in this case a coffee shop & wine centre) use. Accordingly, that development was granted a variation for 8 spaces. As noted above, the disable space for this development has not been resolved.

7.7.4. The relevant performance standard is:

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

- (a) car parking demand;
- (b) the availability of on-street and public car parking in the locality;
- (c) the availability and frequency of public transport within a 400m walking distance of the site;
- (d) the availability and likely use of other modes of transport;
- (e) the availability and suitability of alternative arrangements for car parking provision;
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;
- (g) any car parking deficiency or surplus associated with the existing use of the land;
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;
- (k) any relevant parking plan for the area adopted by Council;
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;

7.7.5. The proposal maintains three on-site car parking spaces by keeping access to the rear. Potentially, 1 space could have been lost to provide direct vehicle access and it is considered that this ought to be deemed as a 'credit' consistent with subclause (b) & (g).

- 7.7.6. Subclauses (c) to (f), (h), (k) & (l) are not relevant.
- 7.7.7. The current layout does not provide a dedicated delivery area. There is space to the rear of Stage 2 for such provision which could be combined with a rear entry to Stage 2. In the interim, there is sufficient space to the rear of Stage 1 parallel to the existing car park. Provision for dedicated delivery area is considered appropriate. It is considered that this should represent one car parking space, particularly as it limits delivery vehicle parking in Burgess Street.
- 7.7.8. The developer will accept a cash-in-lieu of car parking condition on any permit granted. This should be for three spaces. It should be payable prior to occupancy of stage 2. It could be allocated to Triangle development as currently planned.
- 7.7.9. Disabled car parking could be provided for by the on-street arrangement that needs to be formalised and implemented with the farm shed / post office.
- 7.8. **Discretion 3 – Bicycle Parking**
- 7.8.1. The proposal does not provide any bicycle parking spaces and none exist within the car parking that exists. The requirement in the acceptable solution is 1 space per 500m² of floor area.
- 7.8.2. The relevant performance criteria is:
- The number of on-site bicycle parking spaces provided must have regard to all of the following:
- (a) the nature of the use and its operations;
 - (b) the location of the use and its accessibility by cyclists;
 - (c) the balance of the potential need of both those working on a site and clients or other visitors coming to the site.
- 7.8.3. The site is centrally located and one of numerous retail complexes within walking distance of the Triangle. The awning structure provides numerous opportunities for short-term bicycle parking.

8. Referrals

8.1 TasWater

The proposal was referred to TasWater who imposed conditions for inclusion on any permit granted.

8.3 Council's Technical Officer

Lot 203 is an L shaped lot with frontage to both Burgess St (Tasman Hwy) and Morrison St. The rear of lot 203, accessed off Morrison St, includes the concrete driveway and car parking spaces shared with lots 202 and 201. Lot 202 contains stage 2 of the proposal and lot 201 is already developed with the post office and wine centre.

19 car spaces were provided on Lot 203 as part of the original subdivision. Parking and access were provided for Lots 201 and 202 as part of the subdivision via parking easement and R.O.W. over lot 203.

Lot 201 - 6 spaces

Lot 202 – 4 spaces

Lot 203 – remaining 9 spaces

Table E6.1 of the scheme requires 1 parking space per 30m² of floor area for General Retail or Business and Professional Services. Stage 1 has a floor area (excluding amenities) of approximately 266m². Stage 2 has a floor area of approximately 214m². As such the minimum number of car parking spaces required is 16, comprising 9 for Stage 1 and 7 for stage 2.

Stage 1 meets the parking requirement however stage 2 is 3 spaces short.

Burgess Street, fronting the development is approximately 13m wide and has a parking lane fronting the development. There is sufficient space for 3 car spaces across the frontage of the 2 lots.

A cash in lieu contribution for 3 spaces prior to the completion of stage 2 is recommended.

No provision for deliveries to the site has been included. A condition requiring a minimum of 1 additional dedicated parking bay for delivery vehicles to be provided at the rear of the development for the use of both stages 1 and 2 is recommended.

The application was referred to the Department of State Growth who advised as follows:

“.....it is noted that this proposal falls within the 50km/h zone for central Bicheno and that no direct access onto the Tasman Hwy (Burgess St) is intended. State Growth has no objection to this proposal, however any works within the State road reservation will require a permit to be issued prior to those works commencing.”

Advice regarding a permit for works within the road reservation is recommended.

Each lot has a SW connection to council's piped system.

The new impervious area created by the development across the 2 lots is approx. 700m² which exceeds the threshold for the implementation of WSUD principles.

The subdivision that created the lots required detention or upgrading of downstream infrastructure to accommodate the flows from the ultimate development of the site assuming an 80% impervious area. The subdivider met their obligation by providing upgrades to Council's system equivalent to the cost of providing on site detention.

Given the constraints on available area to implement WSUD principles, that the subdivider addressed capacity issues, and the fact the development could have been dealt with as 2 separate applications across the 2 titles it is reasonable to consider the proposal as if it were 2 separate developments each under the 600m² threshold.

Based on the above no condition requiring WSUD or detention/upgrade to Councils SW network are considered necessary.

9. Concerns raised by representors

The following table outlines the issues raised by the representations.

Issue	Response
Inadequate parking. Overflow and bus parking issues in Morrison Street	Car parking has been discussed earlier in the report.
Condition of Morrison Street	Morrison Street will continue to be maintained by Council.
Delivery Vehicles – reversing out of the site	Provision was made within the car parking for all vehicles to enter and exit the site in a forward direction. Some delivery vehicles may use Burgess Street. As discussed above, a dedicated area can be provided.
Rubbish bin collection – noise and number of bins placed in Morrison Street	Noise from garbage vehicles is an unavoidable part of urban living. Bins placed on the church side of Morrison Street have no practical size limitations as the frontage is lengthy and undeveloped.
Overshadowing of Solar Panels	<p>The angle of the skillion roof is 22 degrees.</p> <p>To overshadow the adjoining solar panels the angle of the sun would need to be no more than 11 degrees.</p> <p>During mid-winter, up until 9am the angle of the sun is below 11 degrees and as such overshadowing could arise up until this time. A conclusive case cannot be presented without exact heights of the solar panels. However, this is clearly a short-term effect and at worst case would only impact the very lowest portion of the solar panels for a small number of mid-winter hours.</p>
<p>The awning is forward of the adjoining building and will remove any continuous building line and therefore disrupts the streetscape.</p> <p>Request that the panel element of the awning be removed, the signage placed on the wall proper and the resulting awning be a thin strip.</p>	<p>The adjoining wine centre has a setback from frontage of 4m (4m is the distance shown on the approved plans for the wine centre – the proposed plans for this site show the wine centre setback 3.55m).</p> <p>The building to the north has a zero setback.</p> <p>The zone requires buildings to be close to frontage and to be within 3m of the front setback. The wine centre is an anomaly in this regard despite being set back a greater distance partly in response to the adjoining church.</p> <p>The issue has been discussed with the applicant. Their view is the farm shed building has deviated from the streetscape norm and, in doing so, cannot set a new precedent for streetscape. This argument has merit. Further, the awning has 2.4m</p>

	<p>clearance minimum and will not be a strong feature for pedestrians or passing traffic.</p> <p>The awning is also only 1.6m forward of the farm shed. Looking at the farm shed from the north (towards the Triangle) the angle of view to the farm shed will only be impeded to a small extent.</p> <p>Ultimately the proposal complies with the acceptable solution and is consistent with the streetscape. The proposal should not be modified in response to this concern.</p>
<p>The south side of the stage 2 building will impact the public walkway along the farm shed to the post office and may create a concealment and entrapment space. The south wall is more than 30% of the length of the façade to the walkway to the post office.</p>	<p>The adjoining land is private albeit used to access a key public service.</p> <p>The planning scheme has design standards for facades that require windows and avoidance of blank walls. A façade means the front of a building. It could be argued that the façade includes any wall facing a public space although the scheme is silent on this.</p> <p>It is considered that the requirement to limit any area of blank wall to less than 30% does not apply to the southern wall of the Stage 2 building.</p> <p>Nevertheless, the applicant will treat this elevation with architectural detail such as vertical battens or screens.</p> <p>The walkway to the post office will remain as a straight line and there is no concealment space.</p> <p>It is not known what external lighting exists to the post office and how it is used. A condition of any permit granted can require the developer to provide external lighting (which may already be met by the post office and therefore not required).</p>
<p>Outdoor storage area is not defined and there are concerns as to where rubbish bins will be located.</p>	<p>There is space for individual bins or a skip bin between the buildings and the car park.</p>
<p>Query absence of “public open space in the original subdivision and note that the narrow central middle block could have potentially provided a public open space that enhanced customers retail experience in this section of the streetscape and local business zone in Bicheno.”</p>	<p>Public open space is available nearby at the Triangle. Further public open space at the site was not considered cost effective. External dining could have been incorporated into the design of any private development and could be provided on a small scale under the awnings.</p>

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 conditional 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 multi tenancy retail shops at Lot 202 and 203, Burgess Street, Bicheno (DA2018/44), be APPROVED subject to the following conditions:

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

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

2. Further signage requires separate planning approval unless exempt under the planning scheme in effect from time to time.
3. The southern elevation of the Stage 2 building must be provided with vertical timber battens, screens or other feature to break the visual mass of the wall. Prior to commencement of construction a plan showing this detail must be submitted to Council's General Manager and is satisfactory shall be endorsed and form part of this permit.
4. Prior to the occupancy of Stage 2, a cash in lieu of car parking payment must be provided to Council consistent with Council's Policy and current fee schedule.

Advice: the current amount is \$4000.00 per space.

5. A dedicated delivery area must be provided to the rear of Stage 1 parallel to the existing car park. Alternatively, this may be provided on Stage 2 land (lot 202) but must be relocated to Stage 1 upon sale of Stage 2. Upon completion of Stage 2, a dedicated delivery area may be shared by Stage 1 and Stage 2.
6. 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 sealed surface of either concrete, asphalt, pavers or similar;
 - (c) Drained to an approved stormwater system;
 - (d) Be fully complete prior to the commencement of use to the satisfaction of Council's General Manager.
7. To the satisfaction of Council's 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.

Advice: The design of drainage associated with driveways, parking areas and buildings is regulated under the Building Act 2016 and may require a Certificate of Likely Compliance or Plumbing Permit under the Building Act 2000.

8. Prior to the issue of a building permit, a detailed car parking plan prepared and certified by a qualified civil engineer or other competent person must be submitted showing:

- a. Location and dimension of all new parking spaces, access, aisles , turning, loading and unloading areas;
- b. Turning paths;
- c. Pavement construction;
- d. Line marking or other delineation.
- e. Design surface levels and drainage.

If satisfactory, the car parking plan will be endorsed and will form part of this permit.

9. The developer must provide a communal area for the storage and collection of waste and recycling to the satisfaction of Council's General Manager.
10. Through the construction process to the satisfaction of Council's General Manager, and unless otherwise noted on the endorsed plans or approved in writing by Council's General Manager, the developer must:
 - a. Ensure soil, building waste and debris does not leave the site other than in an orderly fashion and to be dispose of at an approved facility.
 - b. Not burn debris or waste on site.
 - c. Promptly pay the costs associated with any alteration, extension, reinstatement, repair or cleaning of Council infrastructure, public land or private property.
 - d. Ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage.
11. No top soil is to be removed from the site.
12. The developer shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.
13. 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.

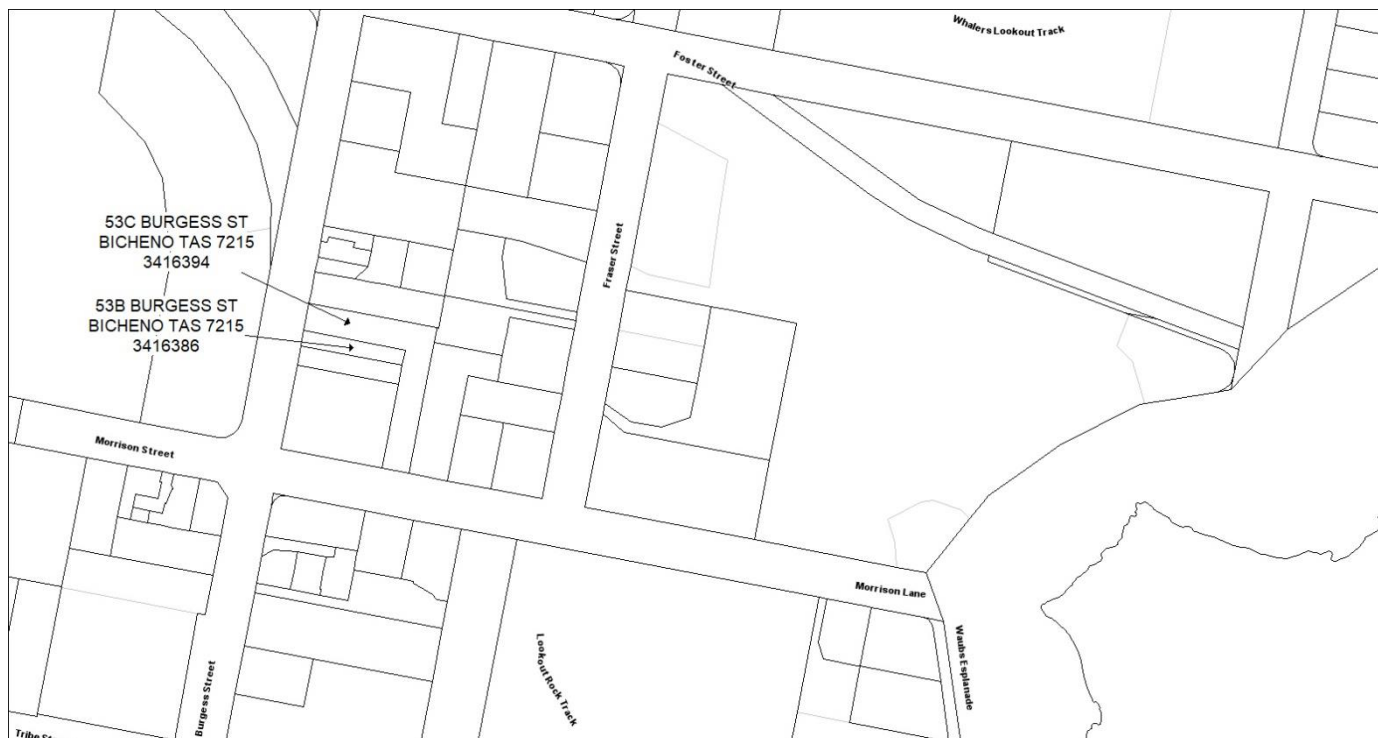
Advice: The developer may submit photographs showing the existing condition of roads, footpaths, kerb and gutter and similar in the nearby area as evidence of the existing conditions prior to any works occurring.



DEVELOPMENT APPLICATION 18044

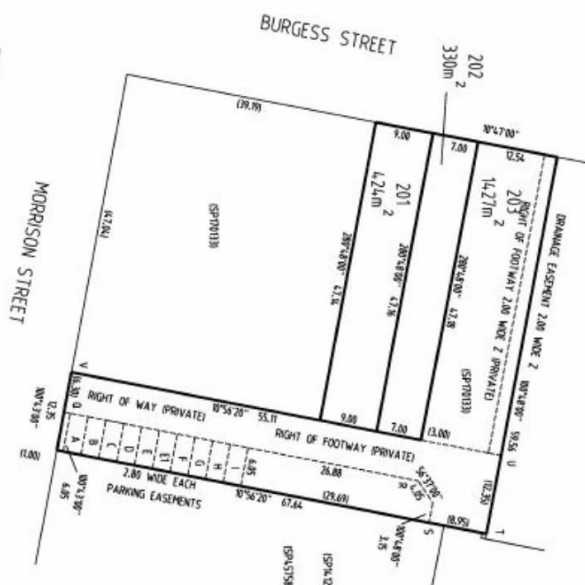
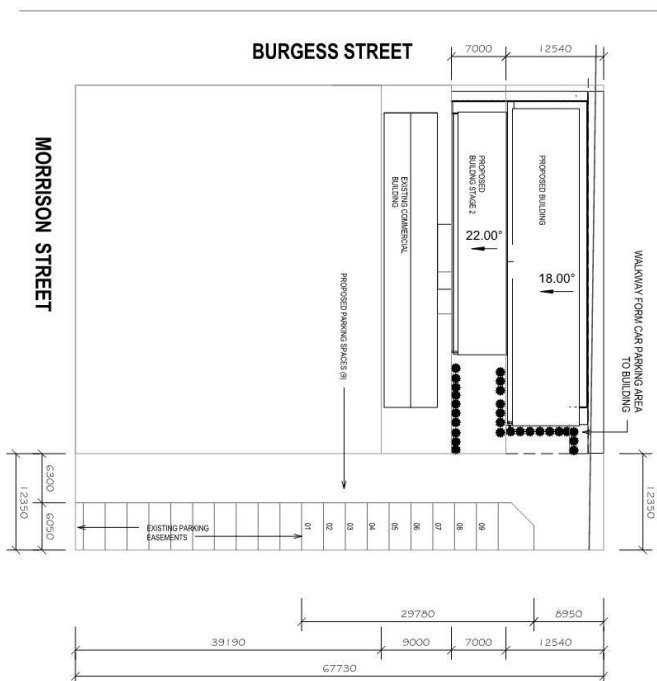
Retail Complex

53B + 53C Burgess Street, Bicheno





1 LOCATION PLAN
1 : 500



2 TITLED SQUARES

WOODBURY & CO
BUILDING DESIGN
Phone 0407 219 427
info@woodburyandco.com.au
100/100 Spring Bay Road TAS 7250

Job Title	COMMERCIAL DEVELOPMENT
Client	SEANOR HOLDINGS PT
Project	BURGESS STREET BICHERNO TAS 7215
Date	JAN 2018
Drawn By	J.W. Woodbury
Approved By	CC 55781
Project No.	SH2016
Scale	1 : 500

27/02/2018 4:59:29 PM

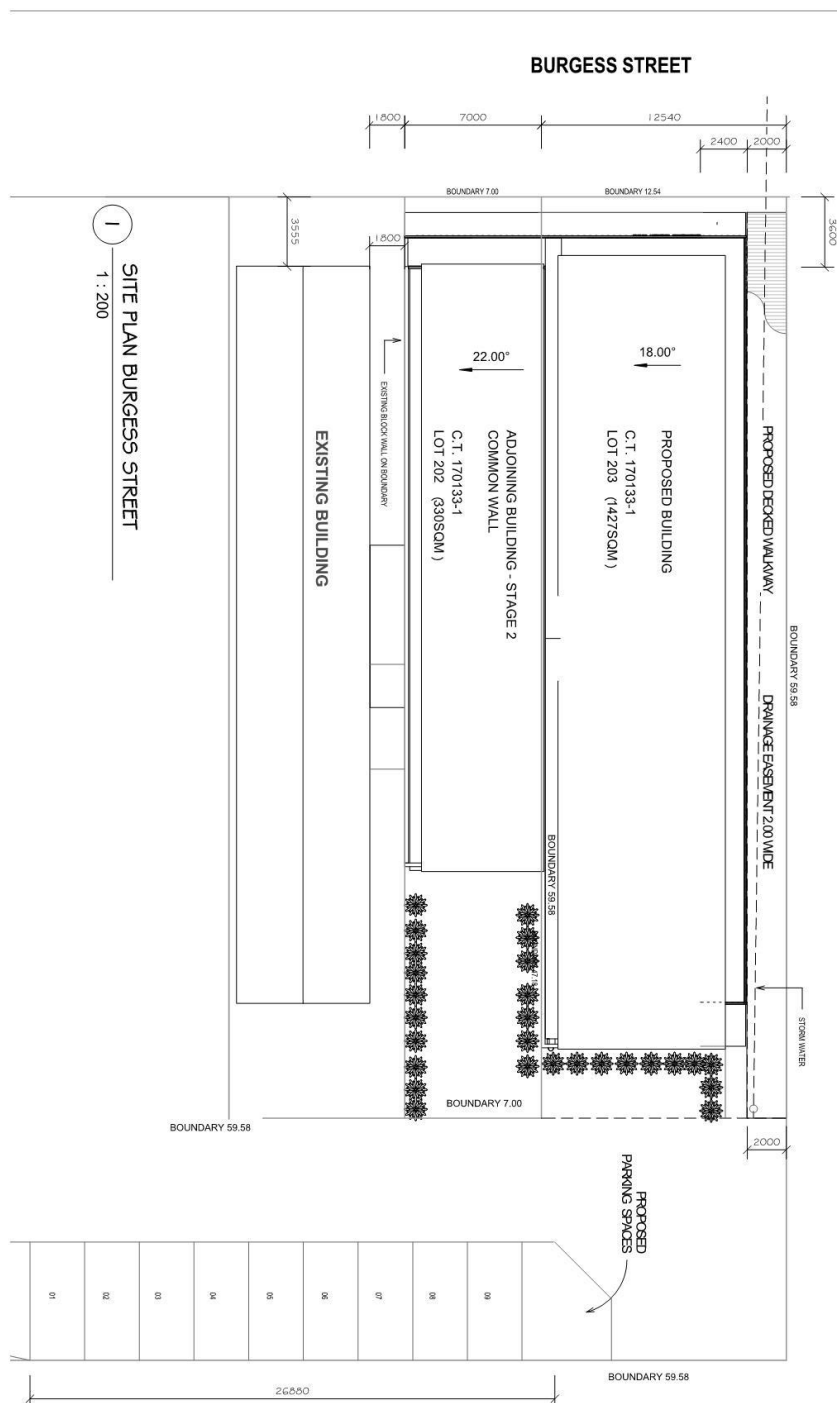


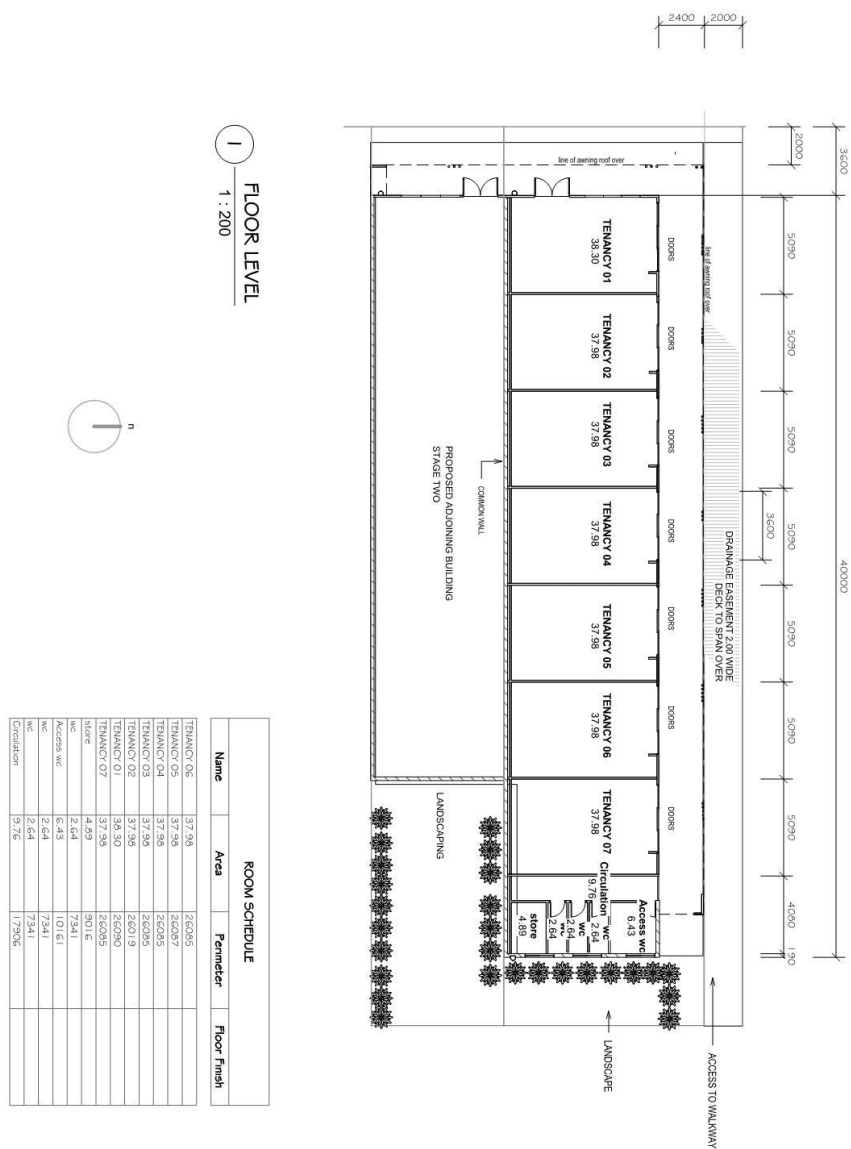
BUILDING AREA SCHEDULE		
Name	Area	Perimeter
PROPOSED BUILDING AREA	314.12	747.65
STAGE TWO BUILDING	210.73	748.67

WOODBURY&CO
BUILDING DESIGN
Phone 0407 319 147
28 Bouverie Road, West Melbourne, VIC 3048
info@woodburyandco.com.au

Job Title	Date	Drawing Title
Client	JAN 2018	SITE PLAN
SEANOR HOLDINGS PT	Drawn By: J.W. Woodbury	Sheet No: A02
BURGESS STREET	Acquisition No: CC 5879N	Project No: SH2016
BICHERNO TAS 7215	Scale: 1:200	

27/02/2018 4:59:51 PM





ROOM SCHEDULE			
Name	Area	Perimeter	Floor Finish
TRAINING 06	37.99	260.95	
TRAINING 05	37.99	260.97	
TRAINING 04	37.99	260.95	
TRAINING 03	37.99	260.95	
TRAINING 02	37.99	260.91	
TRAINING 01	37.99	260.90	
TRAINING 07	37.99	260.91	
ME	4.89	90.15	
ME	2.64	73.41	
ADDRESS WC	6.43	101.61	
WC	2.64	73.41	
WC	2.64	73.41	
Circulation	9.76	179.06	

PROJECT
COMMERCIAL DEVELOPMENT

FOR
SEANOR HOLDINGS PL

LOCATION
BURGESS STREET
BICHENO TAS 7215



DRAWING TITLE	
Floor Plan	
DATE:	SCALE:
JAN 2018	1 : 200
SHEET NO:	PROJECT NO:
A03	SH2016



WOODBURY & CO
BUILDING DESIGN

**BUILDING DESIGN
INTERIOR DESIGN
PLANNING**

Phone 0407 319 437
26 Denison Road
West Launceston TAS 7250
jo@buildingdesignstudio.com.au

Jo Woodbury

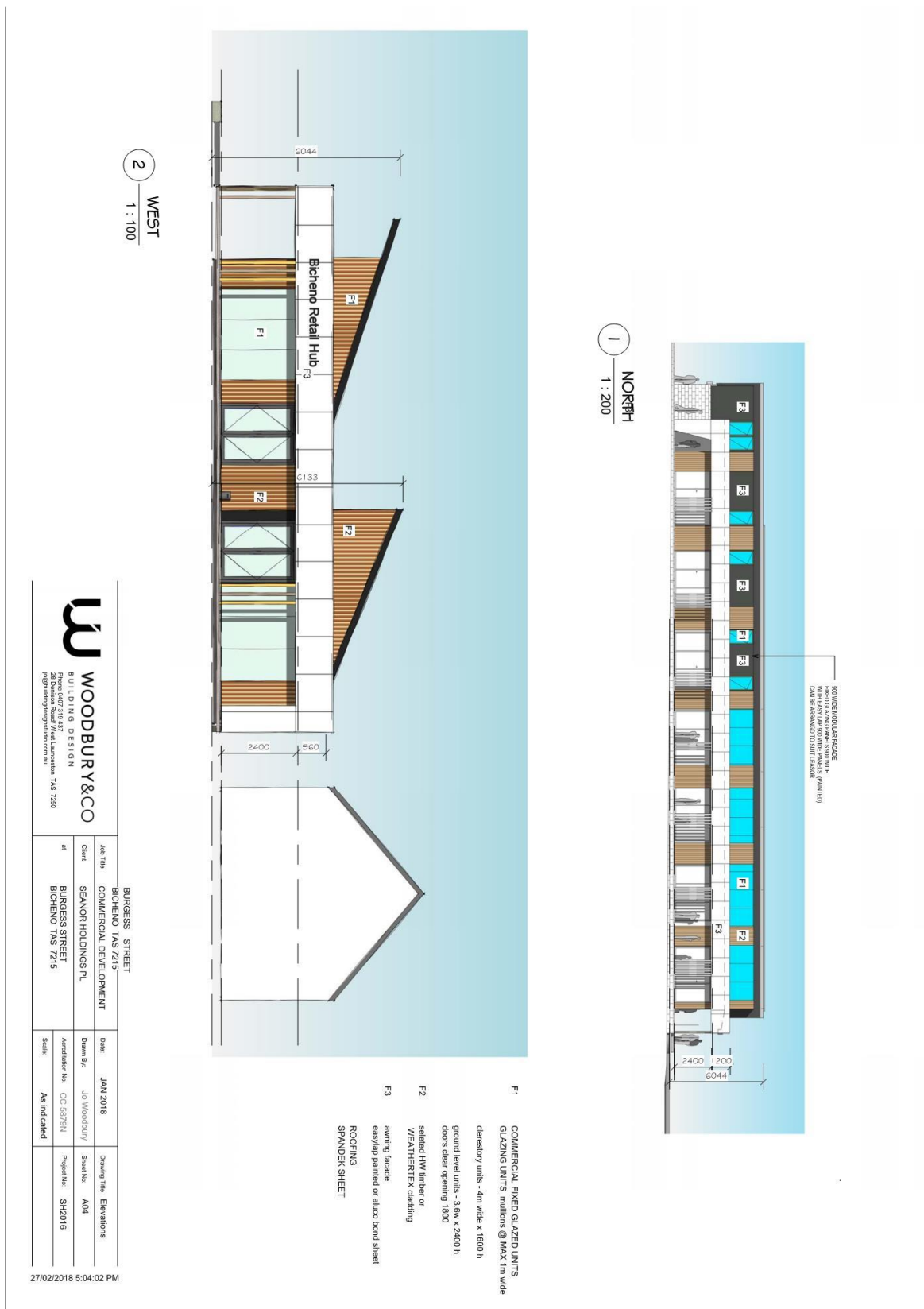
MISSIONS

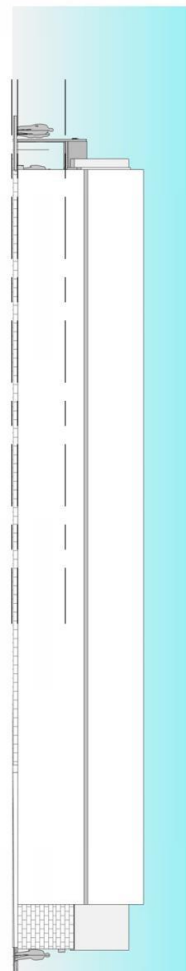
TE	
----	--

--	--

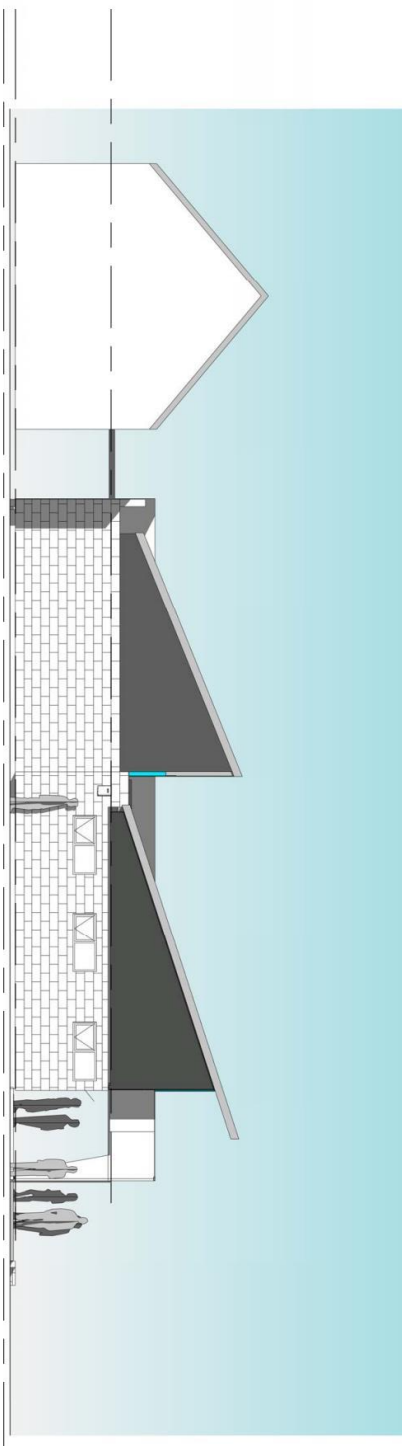
1001

27/02/2018 4:59:58 PM





1 SOUTH
1 : 200



2 EAST ELEVATION
1 : 100

Bds studio
BUILDINGDESIGNSTUDIO
DESIGN DOCUMENTATION PLANNING

Jo Woodbury BUILDING + INTERIOR DESIGN Phone 0407 218 437 Email jo@bdsstudio.com.au Unit 10/1000 Tamarua 2715		Job Title	COMMERCIAL DEVELOPMENT	Date	JAN 2018	Drawing Title	Elevations
Client	SEANOR HOLDINGS PL	Drawn By	Jo Woodbury	Sheet No.	A05	Project No.	SH2016
Ref	BURGESS STREET BICHENO TAS 7215	Accreditation No.	CC 5879N	Scale	As indicated		

27/02/2018 5:04:08 PM



PROJECT
COMMERCIAL DEVELOPMENT
FOR
SEANOR HOLDINGS PL
LOCATION
BURGESS STREET
BICKERNO TAS 7215

DRAWING TITLE
3D IMAGES

DATE
JAN 2018

SHEET NO.
A06

PROJECT NO.
SH2016

WOODBURY & CO
BUILDING DESIGN

BUILDING DESIGN
INTERIOR DESIGN
PLANNING
Jo Woodbury
28 Devon Road
West Llanston TAS 7260
jo@woodburyandco.com.au
LICENSE NO. CC 5878N

REVISIONS	DATE

27/02/2018 5:04:40
PM



SIGNAGE ELEVATION
1 : 50

SIGNAGE MATERIALS TO OWNERS SPECIFICATION
COMPOSITE PANEL PAINTED WITH
RAISED ACRYLIC AND STAINLESS STEEL LETTERING
FINAL WORKING TO BE ADVISED



PROJECT
COMMERCIAL DEVELOPMENT
FOR
SEANOR HOLDINGS PL
LOCATION
BURGESS STREET
BICHENO TAS 7215

DRAWING TITLE
SIGNAGE ELEVATION

DATE
JAN 2018

SCALE
1 : 50

SHEET NO.
A07

PROJECT NO.
SH2016

W WOODBURY & CO
BUILDING DESIGN

PHONE 0427 319 437
FAX 0427 319 438
EMAIL info@woodburydesign.com.au
J. Woodbury
LICENSE NO. CC 5879N

REVISIONS	DATE	

27/02/2018 5:04:48 PM

3.3 AM2018/03 – Specific Area Plan and Other Amendments, Cambria Estate, Swansea

Planning Assessment Report

Proposal:	Specific Area Plan and other amendments.
Requested by:	Irene Inc Planning and Urban Design
Location:	Cambria Estate, Swansea
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Application Date:	20 March 2018
Statutory Date:	N/A
Attachments:	Attachment A – proposed SAP; Applicant’s planning report
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Cambria Estate is a large rural property with extensive natural, heritage and agricultural values.
- 1.2. The request for a planning scheme amendment seeks to introduce a Specific Area Plan and amend the text and maps of the planning scheme. The overall purpose is to facilitate a large-scale tourism-based development comprising health retreat, agriculture, events, golf course, resort and accommodation. No specific development proposal is included in the request.
- 1.3. Prior to public exhibition, the request must be initiated and certified by the Planning Authority. The Tasmanian Planning Commission is the final approval body.
- 1.4. The proposal has a high degree of complexity and significance in terms of economic and environment considerations. An extensive amount of background material and site studies are included with the request.
- 1.5. It appears likely that the request can meet the requirements set out in the Land Use Planning and Approvals Act 1993 (LUPAA) for a planning scheme amendment. It is recommended that the request be initiated with minor changes only.

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. A planning scheme amendment can be initiated by Council acting on its own motion or in response to a written request.
- 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*.

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. The proposal is large-scale and has potential to significantly affect rate income, job opportunities, recreational opportunities and the local environment. It is considered appropriate to seek the communities view of the request and these and other implications.

4. Summary of Request

The request includes the following documents:

- A. Cambria Specific Area Plan. Prepared by Ireneinc Planning & Urban Design.
- B. Report by Ireneinc Planning & Urban Design titled “Cambria, Tasmania Amendment to the Glamorgan Spring Bay Interim Planning Scheme, 19 March 2018” – referred to as the Ireneinc report.
- C. Ecological Assessment of “Cambria” Property Swansea-Dolphin Sands, Tasmania, 1 September 2016. Prepared by ECOtas.
- D. Ecological Assessment of “Cambria” Property Swansea-Dolphin Sands, Tasmania Addendum 1: White-bellied Sea-eagle Nests at Bayles Backwater, 8 December 2017. Prepared by ECOtas.
- E. Ecological Assessment of “Cambria” Property Swansea-Dolphin Sands, Tasmania Addendum 2: *Pterostylis ziegeleri* (grassland greenhood), 8 December 2017. Prepared by ECOtas.
- F. Ecological Assessment of “Cambria” Property Swansea-Dolphin Sands, Tasmania Addendum 3: Terrestrial Mammals at Bayles Backwater, 25 January 2018. Prepared by ECOtas.
- G. Coastal Vulnerability Assessment Cambria – Swansea, May 2016. Prepared by GES Geo-Environmental Solutions.
- H. Property Agronomic Suitability Report – Cambria, undated. Prepared by Ag Logic.
- I. Heritage Design Guidelines Cambria Estate, 19 January 2018. Prepared by Trethowan Architecture, Interiors, Heritage.
- J. Conservation Management Plan Cambria Estate Swansea, Tasmania, 1 August 2017. Prepared by Trethowan Architecture, Interiors, Heritage.

- K. Cambria Estate – CMP Data Sheets, 14 November 2016. Prepared by Trethowan Architecture, Interiors, Heritage (an attachment to the Conservation Management Plan).
- L. Landscape Conservation Management Plan Cambria Swansea, Tasmania September 2016. Prepared by Dr Catriona McLeod (an attachment to the Conservation Management Plan).
- M. A Historical Study of Cambria Estate “The Government House of the East Coast”, 20 April 2006. Prepared by Glamorgan Spring Bay Historical Society Inc. (an attachment to the Conservation Management Plan).
- N. Traffic Assessment, April 2016. Prepared by Milan Prodanovic.
- O. Concept Master Plan, 15 03 2018. Prepared by Ireneinc Planning & Urban Design.

The request seeks to:

1. Introduce the Cambria Specific Area Plan for the Cambria Estate (12 titles).
2. Amend the Historic Heritage Code by correcting the title reference for place No. 60 Cambria.
3. Partially rezone CT148001/1 from Significant Agriculture Zone to Rural Resource Zone as described by Figure 38 of the Ireneinc Report. This rezoning affects approximately 81ha of land that includes the Cambria Homestead and extends through to Cambria Drive Rural Living Zone to the east of the homestead and north to opposite the McNeills Road / Tasman Highway intersection. The purpose of the rezoning is associated with heritage management.
4. Partially rezone CT 111628/1 & 23216/3 from Rural Resource Zone to Environmental Management Zone to accord with existing conservation covenants as described on page 70 of the Ireneinc Report.
5. Partially rezone CT 149607/1 from Significant Agriculture Zone to Environmental Management Zone to accord with existing conservation covenants as described on page 70 of the Ireneinc Report.
6. Amend the Heritage Areas overlay (which is a non-statutory, i.e., ‘for information’ overlay).
7. Amend the Inundation Prone Areas Code to include an area near Swan Nook that has been identified as being at risk of coastal inundation (page 71 of Ireneinc). The amendment would correct an error in the original mapping. The error does not exist in the updated ‘version 3’ mapping that must be included in the Local Provisions Schedule.
8. Amend the Coastal Erosion Hazard Area to include an area near Swan Nook that has been identified as being at risk of coastal erosion (page 72 of Ireneinc). The amendment would correct an error in the original mapping. The error does not exist in the updated ‘version 3’ mapping that must be included in the Local Provisions Schedule.
9. Amend the Biodiversity Protection Area to include the conservation covenants that apply to CT 111628/1, 23216/3 & 149607/1 (page 70 of Ireneinc). The Biodiversity Protection Area has an inconsistent approach to including conservation covenants reflecting its ad-hoc origin and errors in the TASVEG source data. The primary regulation of what occurs on these areas is the covenant which is in the form of an agreement with the State.

Page 3 of the Ireneinc report describes the purpose of the Specific Area Plan. This is summarised as providing for use and development in identified precincts leading to regionally significant economic tourism development utilising the agricultural, natural and heritage assets of the site.

A Specific Area Plan (SAP) is proposed as a means to implement the proposed vision for Cambria estate and to provide consistency and detailed response to specific and variable characteristics of land across Cambria Estate. Fundamentally, a SAP enables more detail regulation of land use than what can be delivered through a zone alone. The proposed SAP provides four precincts with management objectives that enable a detailed planning framework that reflects the specific and variable characteristics of land within each of the precinct.

The four precincts are (1) Cambria Homestead, (2) Golf and Conservation, (3) Agricultural Precinct, and (4) Hills Resort (refer page 67 of Ireneinc Report). In addition the management objectives for each precinct, development and subdivision standards are proposed to implement the master plan prepared for Cambria Estate.

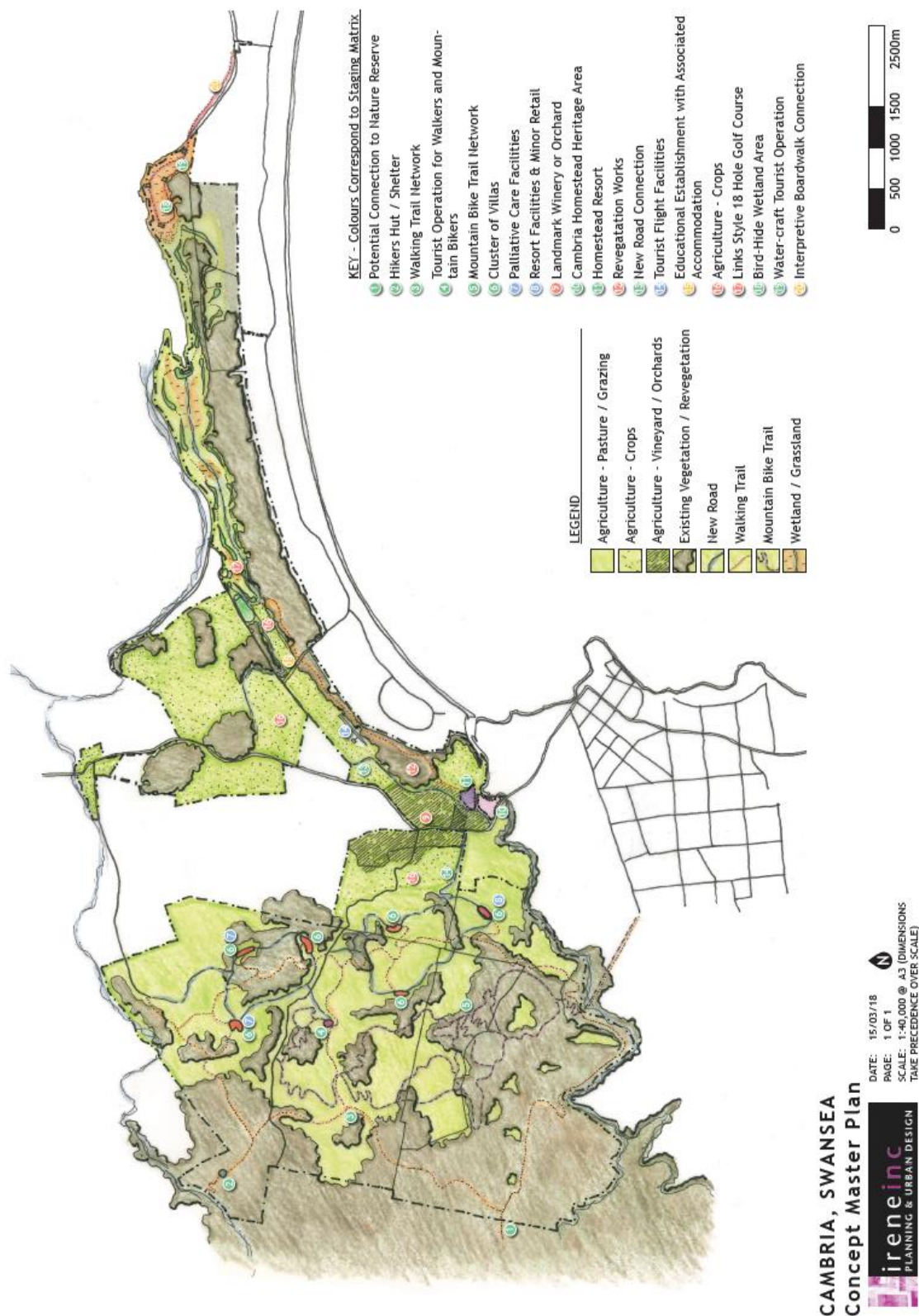
The supporting document includes a Concept Masterplan (below). This master plan forms the basis for the structure of the amendment to the planning scheme (see section 4.2 of Ireneinc Report).

On page 51 of the Ireneinc Report, it states:

The Concept Masterplan has found that there is potential to facilitate the following development of the land.

- *Cambria Homestead Precinct – 139 villas and units, and wedding and function facilities.*
- *Along the river – 161 villas and units*
- *Hills Resort Precinct – 80 unit health retreat (near sky resort)*
- *20 accommodation units on golf range*
- *Resort – 150 rooms*
- *Golf course 18 hole plus 9 hole par 3.*

Development is not sought as part of the request. Future application would need to follow. Some of these activities do not necessarily require an amendment to the scheme to be considered.



Site

Cambria estate has 12 titles over 3000ha to the north of Swansea. The estate is divided by the Tasman Highway, along a relatively short section of the estate that is to the north of the Cambria Homestead. The 12 titles are described on page 30 of the Ireneinc Report with the certificates attached to that report.

On the eastern side of the Tasman Highway, the site runs from the northern side of the Meredith River and along the back of Dolphin Sands Estate and further north along the Swan River. The part of the estate is predominately agricultural land and the majority is within the Significant Agricultural Zone. The exception is to the rear of Dolphin Sands which is within the Rural Resource Zone and contains extensive natural values and low-lying areas.

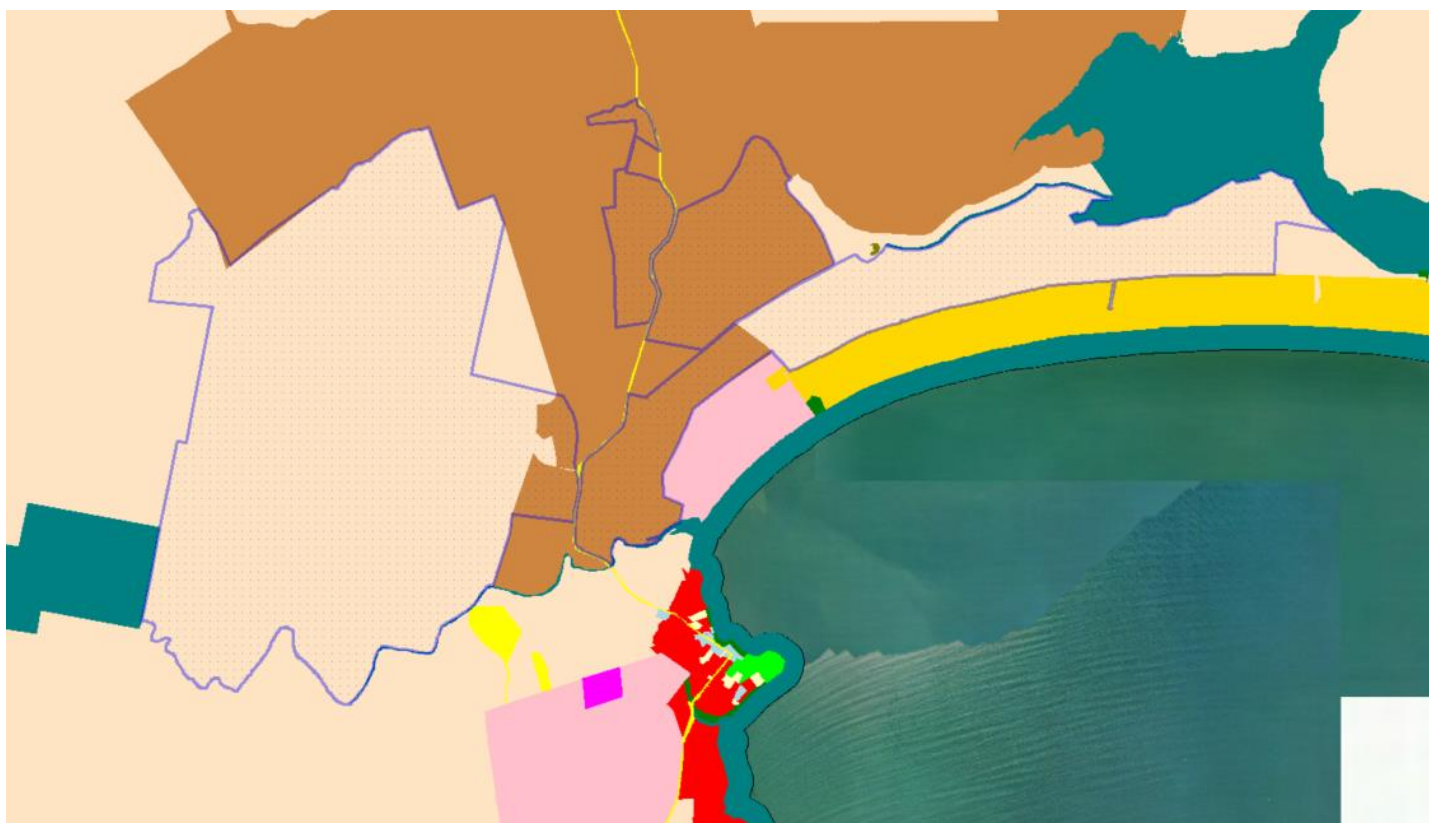
On the western side of the Tasman Highway, the estate extends for some 4.5km west from the highway, along both sides of McNeills Road and on the northern side of the Meredith River into vegetated hills. It adjoins part of the Dry Creek East Nature Reserve. The western part of the estate is predominantly within the Rural Resource Zone with some Significant Agriculture Zone closer to, and within 700m of, the Tasman Highway.

The site contains three conservation covenants as detailed on page 31 of the Ireneinc Report.

Existing development on the site includes the Cambria Homestead and associated agricultural buildings.

Current Planning Scheme

Cambria Estate extends across two zones. Rural Resource Zone applies to the rear of Dolphin Sands and to the western hills. The Significant Agriculture Zone applies to the homestead and productive areas north of the homestead.



A number of overlays apply.

The Biodiversity Protection Area applies to areas to the rear of Dolphin Sands and to much of the western hills (below).



The Landslide Hazard Area to small sections in the western hills (below).



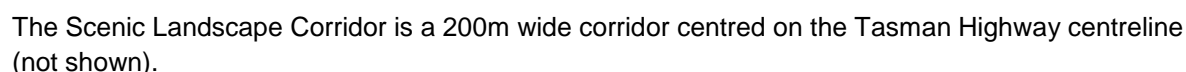
The Waterway and Coastal Protection Area applies along streams, coast and wetlands (below).



The Coastal Erosion Hazard Area applies along the Swan River (below).



The Coastal Inundation Hazard Area applies along the Swan River (below).



The Draft Local Provisions Schedule zoned the majority of the site Agriculture with the exception of that part of the site to the rear of Dolphin Sands which is in the Rural Zone (and is now in the Rural Resource Zone).

The Draft LPS retains:

- the Scenic Landscape Corridor along the Tasman Highway;
- the Landslide Hazard Area
- The Coastal Erosion Hazard Area
- The Coastal Inundation Hazard Area
- The Waterway and Coastal Hazard Area

The Draft LPS includes a Priority Vegetation Area which differs from the current Biodiversity Protection Area (following two images below).



Assessment

Structure of the Cambria SAP

Precincts, Plan Purpose and Objectives

A summary of each precinct is provided in the following:

Cambria Homestead Precinct Local Area Objectives seek to provide tourism opportunities, particularly for events and accommodation that is sympathetic to heritage values and integrated with agricultural potential.

Golf and Conservation Precinct Local Area Objectives seek to provide a golf course and clubroom while enhancing natural values and responding to coastal hazards. Reference is also made to a skills training centre.

Agricultural Precinct Local Area Objectives seek to maintain agricultural use and enhance the existing airstrip.

Hills Resort Precinct Local Area Objectives seek to provide resort accommodation, including central facilities and clusters of villas, event and accommodation facilities and cycle and walking trails within a landscaped setting and with native vegetation retained where possible.

The Local Area Objectives must be considered in assessing any future application. They have been drafted with sufficient detail to provide direction on the type and scale of use that can be expected should the SAP be approved.

Future consideration of natural values and hazards will also be via planning scheme codes on these matters but reference to such values in the Local Area Objectives ensures that they are integral to the design and siting.

Range of use comparison

It is necessary to determine what additional uses the Cambria SAP would provide. Ireneinc Report does so in Appendix B but does not have regard to the LPS. As Council is now in an informal consultation process on the LPS it is appropriate to consider this as well. The draft LPS proposes to include Cambria Estate in the Agriculture Zone other than the section behind Dolphin Sands which is in the Rural Zone (and which matches the current Rural Resource Zone).

Please note

- Use qualifications can be lengthy and are generalised in the table.
- Current Rural Resource Zone & Significant Agriculture Zone, and future LPS Rural Zone and Agriculture Zone have discretionary use standards and the use table must be read in conjunction with those.
- The Cambria SAP also proposes use standards which are generally similar to the current scheme and LPS provisions.



Use Class	Current Rural Resource Zone	Current Significant Agriculture Zone	LPS Rural Zone	LPS Agriculture Zone	Cambria SAP	Comment
Bulky Goods Sales	D – limited range of rural related use	X	D – limited range of rural related uses	D – limited range of rural related uses	X	SAP prohibits the use
Business and professional services	X	X	P – if for vet or agribusiness consultant, D otherwise	X	X	Nil
Community meeting and entertainment	D – only for public agency	X	D	X	D – if in Homestead Precinct or Hills Resort Precinct	SAP provides discretionary status for use which is prohibited by current Significant Agriculture and LPS Agriculture
Custodial facility	X	X	X	X	X	Nil
Crematoria and cemeteries	D	X	D	X	D – if in Homestead Precinct	SAP provides discretionary status for use which is prohibited by current Significant Agriculture and LPS Agriculture
Domestic animal breeding, boarding and training	D	X	P	D	X	SAP prohibits the use
Educational and occasional care	P - if family day care, D is related to agriculture only	P - if family day care, D is related to agriculture only	P – if for rural or agriculture purpose, D otherwise	D	P - if family day care, D otherwise	SAP does not require the use to be for agricultural purpose
Emergency services	D	X – an error?	P	D	D – if in Agricultural Precinct & associated with airstrip	SAP provides discretionary status for use which is prohibited in current Significant Agriculture Zone but restricts the use in comparison to LPS
Use Class	Current Rural Resource Zone	Current Significant Agriculture Zone	LPS Rural Zone	LPS Agriculture Zone	Cambria SAP	Comment
Equipment and machinery sales and hire	X	X	X	X	X	Nil
Extractive industry	D	D	P	D	D	Nil



Food services	D – if for regional produce	D – if for regional produce	P – if for rural or agriculture purpose, D otherwise	P – if for rural or agriculture purpose, D otherwise	D, if in Agricultural Precinct and for agricultural purpose	SAP restricts the use to part of the site only rather than a general discretionary provided by interim and LPS
General retail and hire	D – if for property produce or rural equipment	D – if for property produce	P – if for rural or agriculture purpose, D otherwise	P – if for rural or agriculture purpose, D otherwise	D, if in Agricultural Precinct and for agricultural purpose	SAP restricts the use to part of the site only rather than a general discretionary provided by interim and LPS
Hospital services	X	X	X	X	X	The master plan includes reference to palliative care facilities, which are a Hospital Services use, unless of a small-scale / integral to another use of the site.
Manufacturing and processing	D – if for rural purposes	X	P – if associated with extractive industry, D otherwise	D – if for rural or agriculture purpose	X	SAP prohibits the use
Motor racing facility	D	X	D	X	X	Nil
Natural and cultural values management	NPR	NPR	NPR	NPR	NPR	Nil
Use Class	Current Rural Resource Zone	Current Significant Agriculture Zone	LPS Rural Zone	LPS Agriculture Zone	Cambria SAP	Comment
Passive recreation	NPR	X - error?	NPR	NPR	NPR except for Agricultural Precinct	SAP prohibits the use consistent with current Significant Agriculture but contrary to LPS
Pleasure boat facility	D	X	P – if boat ramp, D otherwise	P – if boat ramp	D – if in Golf & Conservation Precinct	SAP allows all forms of the use class but only within identified precinct
Port and shipping	X	X	X	X	X	Nil
Recycling and waste disposal	D	X	D	X	X	SAP prohibits the use which is otherwise possible in parts of the estate.



Research and development	D	D – if for agriculture purposes	P – if for rural or agriculture purpose, D otherwise	D	D – if in Agricultural Precinct and for agricultural purpose	SAP restricts use to part of the site only compared to interim and LPS
Residential	P – if addition, D otherwise (single dwelling only)	D – if necessary for agriculture (additions P) (single dwelling only)	P – if addition, D otherwise (single dwelling only)	P – if addition, D otherwise (single dwelling only)	P – if addition, D otherwise if in Agricultural Precinct (single dwelling only)	SAP restricts the use to part of the site only compared to interim and LPS
Resource development	NPR – most forms	NPR – most forms, although less than RRZ	NPR	NPR – most forms	NPR – most forms	Nil
Resource processing	D	D – if for regional produce	P	D	P – if winery in Homestead Precinct, D in Agricultural Precinct and for regional produce	SAP restricts use to part of the site only compared to interim and LPS
Use Class	Current Rural Resource Zone	Current Significant Agriculture Zone	LPS Rural Zone	LPS Agriculture Zone	Cambria SAP	Comment
Service industry	D – if for rural purposes	X	D – if associated with rural or agriculture purpose	X – an error?	X	SAP prohibits the use
Sports and recreation	D – if for golf course, sports ground, race course, outdoor rec	D (no qualifications – error?)	D	X	D	In current rural resource zone use has qualifications. Under LPS use would be prohibited
Storage	D – if for rural purposes	X	P – if for rural purpose, D otherwise	D – if for rural purpose	X	SAP prohibits use
Tourist operation	D	D – if associated with agriculture	D	D	D – if in Agricultural Precinct & associated with agriculture or airstrip	SAP restricts use to part of the site only compared to interim and LPS



Transport depot and distribution	D – if for rural purposes	X	D	D – if for rural purpose	D – if in Agricultural Precinct associated with airstrip D – if in Golf and Conservation Precinct or Hills Resort Precinct for rural purposes	Substantive change is a restriction on the use to part of the site only compared to LPS
Use Class	Current Rural Resource Zone	Current Significant Agriculture Zone	LPS Rural Zone	LPS Agriculture Zone	Cambria SAP	Comment
Utilities	NPR - if minor, D otherwise	NPR - if minor, D otherwise	NPR - if minor, P otherwise	NPR – if minor, D otherwise	NPR – if minor, X otherwise	Substantive change is prohibition on major utilities. Unlikely use but perhaps unjustified regardless
Vehicle fuel sales and service	X	X	X	X	X	Nil
Vehicle parking	X	X	X	X	X	Nil
Visitor accommodation	D	D – if for B&B, camping, caravan park or holiday cabin	P – if in existing building, D otherwise	D	P – if in Homestead Precinct D – if in Golf and Conservation Precinct for B&B, caravan, camping or holiday cabin	SAP restricts use to part of the site only compared LPS Compared to current, SAP permits the use which would otherwise be discretionary

In terms of additional uses that are not possible under the current interim planning scheme, the proposed Cambria SAP would allow:

- Community Meeting and Entertainment
- Crematoria and cemeteries
- Educational and occasional care that is not related to agriculture
- Emergency services if associated with airstrip
- Pleasure boat facility
- Sports and recreation without qualification

In addition the SAP prohibits some uses and changes the status of others, such as visitor accommodation being permitted in the Homestead Precinct.

Proposed Use Standards

The Cambria SAP proposes two use standards.

A1/P1 requires that discretionary General Retail and Hire or Food Services use (both of which can only be provided in the Agricultural Precinct) to be of a scale that is appropriate having regard to (a) being related to an existing use *or* (b) consistency with SAP purpose *and* local area objectives and (c) maintaining existing retail hierarchy (i.e., by offering a unique or different service to those existing in Swansea).

The Agricultural Precinct is currently within the Significant Agriculture Zone. That zone includes discretionary use standards that would apply to these uses but only addresses impacts to agricultural activities. The consideration of retail hierarchy is an additional element and is appropriate. The use standard is appropriate however it is drafted in a way that the use would either meet part (a) *or* part (b) and (c). Part (a) should be deleted as it has the effect that any future intensification of the use would not need to have regard part (c).

Looking towards the LPS, the Agriculture Zone similarly includes a number of use standards relating to impact to agricultural potential. The additional consideration of the SAP would also be appropriate under this framework.

The discretionary use standard in both the interim scheme and LPS that relate to impact to agricultural potential is maintained in the Cambria SAP. This is through the plan purpose statement and local area objective and by the second discretionary use standard (A2/P2) in the SAP.

A2/P2 is identical to 27.3.3 P1 of the current Significant Agriculture Zone with the exception of an additional criteria that requires consistency with the Cambria SAP plan purpose and local area objective. In the LPS Agriculture Zone, 21.3 P1 & P2 provide similar standards. These could be substituted into the Cambria SAP when the LPS is approved if consistency with the LPS is necessary.

Proposed Development Standards

Development standards are provided that are either general to the entire SAP or specific to precincts.

General development standards include:

- Height standard of 12m, or 10m in the Homestead Precinct. The performance criteria is largely based on LPS clauses. There is a requirement for a heritage assessment for a building over 10m in the Homestead Precinct which is justified based on the detailed heritage studies that accompany the request. Minor drafting

changes are required to the performance criteria such as combining subclause (a) with the lead in statement.

- Setback standard – for non-sensitive uses - of 5m to all boundaries. This standard is taken from the Agriculture Zone of the LPS (21.4.2 A1/P1). The current scheme provides a 20m front setback and 100m side setback.
- Setback standard for sensitive uses of 200m from adjoining land the Significant Agriculture Zone and 100m from adjoining land in the Rural Resource Zone. The standard combines 21.4.2 A1/P1 from the LPS and 27.4.2 A3/P3 from the current planning scheme.
- A design standard based on existing provisions in the Significant Agriculture Zone (27.4.3 A1) but with performance criteria that are specific to the estate.
- A design standard that requires tourism and visitor accommodation to be in accordance with an approved Landscape Management Plan. No Landscape Management Plan is provided in the Cambria SAP and some uncertainty could arise in the future as to what this refers to and who approves such a document.

Precinct specific development standards include:

- Separation from white-bellied sea-eagle nests in the Golf & Conservation Precinct.

The subdivision standard provides an acceptable solution of a 40ha minimum lot size if in Golf & Conservation Precinct or the Hills Resort Precinct. The performance criteria provides open ended discretion on lot size but requires the lot to have a sufficient size for the intended purpose and which is informed by the use table and use standards. Subdivision is currently prohibited in the Significant Agriculture Zone and subject to an absolute minimum lot size of 80 ha in the Rural Resource Zone. The proposed subdivision standard is partly based on LPS standards which include performance criteria with open ended discretion on lot size.

Although based on the LPS, the Cambria SAP does not include the LPS subdivision standard relating to access from a road (e.g., 21.5.1 A2/P2). Any future subdivision is however subject to road authority consent under planning scheme codes and legislation which is sufficient control over that issue.

Amendments to Text and Maps

Text

- A. Amend the Historic Heritage Code by correcting the title reference for place No. 60 Cambria.

This amendment raises no issues.

Maps

- A. Partial rezone of CT 148001/1 from Significant Agriculture Zone to Rural Resource Zone.

The amendment affects the Cambria Homestead Precinct of the SAP and would align the Rural Resource Zone with the boundaries of that precinct. The rationale for this is provided at 6.2.2 of the Ireneinc Report. Essentially, the zone change is sought to ensure that the focus of that part of the site was on heritage management and that the focus could not be overshadowed by agricultural values. Ireneinc refer to Special Provision 9.5 of the planning scheme which provides:

9.5 Change of Use of a Heritage Place

- 9.5.1 *An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that **would otherwise be prohibited is discretionary.***
- 9.5.2 *The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.*
- 9.5.3 *In determining an application the planning authority must have regard to all of the following:*
- (a) *a statement of significance, as defined in the Historic Heritage Code;*
 - (b) *a heritage impact statement and a conservation plan, as defined in the Historic Heritage Code, written with regard to the proposed use;*
 - (c) *the degree to which the restoration, conservation and future maintenance of the historic cultural heritage significance of the place is dependent upon the commencement of the proposed use;*
 - (d) *the extent to which the proposal provides for the active use or re-use of any heritage fabric;*
 - (e) *the likely impact of the proposed use on the residential amenity of the area if within a residential area.*

Clause 9.5 applies to the whole site of a heritage listing, however, as noted below the heritage listing of the site technically applies to a small curtilage around the homestead only.

The key consideration of this part of the amendment is the degree that zoning of land can affect heritage values. Clause 9.5 preferences heritage values over zones. Many heritage homesteads exist in Significant Agriculture Zone and Rural Resource Zone. It is unlikely that this rezoning is necessary or of any significant impact as the Cambria SAP takes precedence over the zone, regardless of what that zone is and 9.5 takes precedence over the SAP. The amendment does form part of the overall package and whilst this appears unnecessary, modifications at this stage would create an additional level of complexity for the public to grasp. If initiated in the form requested, this will be an issue for the TPC to consider.

- B. Partial rezone of CT 111628/1 & 23216/3 from Rural Resource Zone to Environmental Management Zone and partial rezone CT 149607/1 from Significant Agriculture Zone to Environmental Management Zone.

This part of the amendment seeks to place the existing conservation covenants as described on page 70 of the Ireneinc Report in the Environmental Management Zone. This is unnecessary. Conservation covenants exist in both the Rural Resource Zone and Significant Agriculture Zone and will exist in the Rural Zone and Agriculture Zone of the LPS. The Environmental Management Zone applies to private land in a few instances only (Picnic Island, River and Rocks Rd shacks, Swanwick wetland, Apsley Marshes). From a practical perspective, the covenant determines the use and development in these areas and the zoning has lesser importance. The amendment does form part of the overall package and whilst this appears unnecessary, modifications at this stage would create an additional level of

complexity for the public to grasp. If initiated in the form requested, this will be an issue for the TPC to consider.

- C. Amend the Heritage Areas overlay (which is a non-statutory, i.e., ‘for information’ overlay).

The Heritage Area overlay is a non-statutory map that is displayed on www.thelist.tas.gov.au. There is no power to amend this.

- D. Amend the Inundation Prone Areas Code and Coastal Erosion Hazard Area to include an area near Swan Nook that has been identified as being at risk of coastal inundation

The amendment would correct an error in the original mapping. The error does not exist in the updated ‘version 3’ mapping that must be included in the Local Provisions Schedule.

It raises no issue other than the TPC have expressed difficulties in amending the State Government prepared hazard mapping on an individual Council basis. This is why the current planning scheme is stuck with the outdated and inaccurate (here and municipal wide) version 1 inundation mapping and also why the associated code has an extensive list of exempt properties to manage inaccuracies in the version 1.

- E. Amend the Biodiversity Protection Area to include the conservation covenants that apply to CT 111628/1, 23216/3 & 149607/1 (page 70 of Ireneinc).

The Biodiversity Protection Area has an inconsistent approach to including conservation covenants reflecting its ad-hoc origin and errors in the TASVEG source data. The primary regulation of what occurs on these areas is the covenant which is in the form of an agreement with the State. The amendment is strictly unnecessary in this regard but raises no issues.

Land Use Planning and Approvals Act 1993

Owner Consent

Land owner consent has been provided for Ireneinc Planning & Urban Design to lodge the request.

LUPAA Objectives

Ireneinc provide submissions on the objectives at section 7.5 of the Ireneinc report.

Part 1 Objectives

- (a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity*

Flora and fauna

The ECOTas report confirms that a number of threatened flora and fauna species and threatened or vulnerable vegetation communities. Various weed species were also identified. A number of future land management recommendations are made.

More detailed recommendations are provided in response to a master plan for the site. Whilst that master plan is not part of the Cambria SAP, it indicates the type of use or development intended. The ECOTas report does not identify any constraints that cannot be managed by future siting and design and regulation by the proposed Cambria SAP and codes in either the current scheme or future LPS. For instance, the golf course can avoid loss of white gums and improve their management by control of gorse and weeds and strategic plantings. A general

finding is provided by page 25 of the ECOTas report. On pages 37-52 revised vegetation mapping is provided which updates TASVEG.

Despite the above it is noted that there appears to be little land in the golf course precinct that is free of natural values or is not low-lying. The eventual design of the golf course will be challenging to address these issues and achieve compliance with the Biodiversity Code.

Productive resources

The Agricultural Assessment shows that many areas of the estate are suitable for vineyards and perennial crops. The proposed SAP seeks to promote agricultural output from the estate while providing for non-agricultural economic activities in part of the site that has less agricultural potential or relate to heritage values of the site.

The Southern Tasmanian Regional Land Use Strategy (STRLUS) provides a policy (PR 2.5) which seeks to promote flexibility for commercial and tourism use in agricultural areas provided that the long-term agricultural potential is not lost and no fettering occurs. It should be noted that many of the uses envisaged by the Cambria SAP can be considered under existing zones consistent with this policy position. The request is consistent with this STRLUS policy.

Summary

It appears that this objective is furthered as the maintenance of natural and physical resources is extensively documented and specifically provided for in provisions of the SAP, and by existing code provisions in the scheme.

- (b) *to provide for the fair, orderly and sustainable use and development of air, land and water;*

Heritage

Extensive heritage studies have been provided. This includes Heritage Design Guidelines and a Conservation Management Plan.

The homestead, including a relatively small curtilage as detailed in the appendices to the Heritage Design Guidelines, is listed on the Tasmanian Heritage Register. It is listed in the current planning scheme but will not be listed in the LPS.

The Heritage Design Guidelines outline parameters to inform master planning of the Homestead Precinct. The Guidelines give effect to seven sub-precincts within the Homestead Precinct, as shown in Figure 4 of the Guidelines. These sub-precincts include three Development Zones which are to the north of the homestead. Criteria are outlined on potential building demolition, adaptive re-use and new building design as appropriate to the sub-precincts.

The Heritage Design Guidelines recommend that the seven sub-precincts combined should represent the boundaries of the statutory heritage overlay. This would require an amendment to the property listing on the Tasmanian Heritage Register. Council's heritage list has a 'specific extent' column which references the Tasmanian Heritage Register listing and limits the spatial extent of the planning scheme listing to the spatial extent of the Tasmanian Heritage Register listing.

The Landscape Conservation Management Plan focuses on the plantings around the homestead. On page 58 historical significance statement of the landscape of Cambria are provided. Conservation policies are provided in section 12. Section 14 outlines a Landscape Conservation Policy to guide future management of landscape values.

The Conservation Management Plan provides a detailed history of the estate and current condition of the homestead. Section 6.3 provides statements of historic significance.

The request has been referred to Heritage Tasmania, who note that no specific development proposal has been lodged and on this basis have no interest in the current request.

Natural Hazards

The GES Coastal Vulnerability Assessment provides a preliminary assessment of the estate. It essentially provides a 'second pass assessment' of vulnerability to build upon the 'first pass assessment' outlined in the Sharples Report. The report does not provide any 'third pass assessment' which is the level of detail typically required for specific development proposals. The objectives of the assessment are provided on page 9 of the GES Report, and the scope of works provided on page 24.

The assessment predates updates to the Coastal Hazards in Tasmania project (http://www.dpac.tas.gov.au/divisions/osem/coastal_hazards_in_tasmania). Of most relevance the sea level rise planning allowance for Glamorgan Spring Bay is 0.92m by 2100, which is above the 0.89m figure used in the assessment. Given the purposes is to provide a preliminary assessment only, this is not considered to be a significant concern.

Key points are:

- The Swan River channel and lagoon system is typically less than 1m AHD and will become inundated on a more regular basis as sea level rises. The banks near the lagoon are expected to be fully eroded by 2066.
- Stable foundation zones exist in all areas identified as at risk of erosion and any future development can be managed through further detailed investigations. Development in such areas should minimise fill and solid structures and elevate buildings above stable foundation zones

The assessment forms the basis of proposed amendments to the Coastal Erosion Hazard Area and Coastal Inundation Hazard Area. Essentially, this involves filling a void in both areas which would appear to be the result of a modelling error. The affected area is shown below.



The LPS will specify a minimum floor level of 2.4m consistent with latest Department of Premier and Cabinet assessments. The Coastal Vulnerability Assessment suggests 2.0m is sufficient for 2100 and there is scope for variation below the 2.4m based on detailed expert advice.

Traffic & Infrastructure

The site is not connected to reticulated water and sewer. A referral to TasWater is required should the request be initiated and initial comments are discussed later.

The site is connected to the Swan River Irrigation Scheme.

Access is principally via the Tasman Highway. The Traffic Assessment notes that a BAR (right turn) facility would be required at the existing access to the homestead under future development scenario in order to provide for traffic entering and passing the site. Sight distance will require improvement via tree removal and sight benching (pages 22 & 23).

For future development on the western side of the estate, the TIA suggests use of McNeills Road. There is an existing access 570m to the south which is detailed at 6.2 of the TIA which could require a BAR (right turn) upgrade and other modifications if utilised rather than McNeills Road.

McNeills Road intersection would also require a BAR (right turn) upgrade under the development scenarios but otherwise no capacity constraints with the junction. Sight distance requires improvement via vegetation removal.

The TIA raises some issues with recent upgrades to the Swan River Road junction which are a matter for the Department of State Growth to consider.

Finally, the TIA considers access to and use of Swan River Road for future development. No issues are identified.

Economic Impact

The Southern Tasmanian Regional Land Use Strategy (STRLUS) provides an activity centre hierarchy and associated policies. Swansea, Bicheno and Coles Bay are 'local centres' under that hierarchy. The STRLUS provides a range of policies that seek to protect activity centre, principally by maintained a clear hierarchy, and by enhancing activity centres through investment, urban design and appropriate mix of use.

Policy AC 1.3 discourages out-of-centre development. Policy AC 1.4 recognises that local centres can strengthen communities through social interaction, activity and job creation.

Many elements of the Cambria SAP cannot be accommodated within existing towns due to scale and the relationship to the natural environment. The Cambria SAP provides a use standard for Food Services and General Retail and Hire to ensure that the form of these uses does not duplicate those that exist in Swansea but rather relate to the site and the type of activities listed. This should avoid any direct adverse impact to the activity centre hierarchy.

Summary

It appears likely that the Cambria SAP and the associated amendments would provide for fair, orderly and sustainable outcomes. The request ultimately provides a framework to assist in determining any future applications and associated site or development specific issues.

- (c) to encourage public involvement in resource management and planning;

The public will be involved in the draft planning scheme amendment through opportunity to make representation and attend public hearings.

- (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c);

The draft amendment will facilitate economic development in the area and furthers objectives (a), (b) and (c).

- (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The proposed amendment will require the approval of the Tasmanian Planning Commission following community consultation.

Part 2 Objectives

- (a) to require sound strategic planning and co-ordinated action by State and local government;

The proposed amendment is consistent with the STRLUS and the Swansea Structure Plan 2016.

- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;

This is a procedural objective.

- (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;

The various responses to the Part 1 objectives address environmental, social and economic considerations that are relevant to the request. It is considered that the proposal will likely have a neutral or positive impact on each element. The development envisaged by the concept master plan will impact natural vegetation but could also provide significant improvement to natural values. In this regard, there is mechanisms in the planning scheme to assess and mitigate environment considerations. Social effects will be positive, the requests outlines the basis on how heritage values can be enhanced and how significant such values are in a local, east coast region and Tasmanian context. Economic effects will also be positive. The concept master plan outlines a range of uses that align strongly with the east coast economy and will add value. The activities outlined will not compete with any existing operations and the investment made will value add in this respect. Many of the uses envisaged are job intensive. The tourism related elements will assist in accommodating the growth in visitor numbers to the east coast.

- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;

This is a procedural objective.

- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;

This is a procedural objective.

- (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;

Future development of the site will not adversely affect Swansea. It provides other attractions and activities for visitors and will enhance business opportunities in the town by ensuring that activities within the estate do not overlap but increasing the length of stay locally. Recreational and working opportunities will be created that are pleasant, efficient and safe and that have a positive influence on the local and regional economy.

- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

As noted in response to the Part 1 Objectives, a significant level of detail on heritage values of the site has been provided. This will inform any future use and development of the site and Heritage Tasmania's regulation of the statutory heritage values of the site.

- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

As noted in response to the Part 1 Objectives, the main public infrastructure to consider is the Tasman Highway. A TIA has been provided based on the master planning exercise completed for the site. The safety and efficiency of the Tasman Highway is protected by existing code provisions in the planning scheme.

- (i) to provide a planning framework which fully considers land capability.

The proposed Cambria SAP outlines how maximum value from land capability could be achieved through agricultural investment on the better quality land whilst non-agricultural activities can occur on other parts of the site with limited land capability. The proposed Cambria SAP is consistent with the underlying zone where the Agriculture Precinct would apply. The Golf and Conservation Precinct and Hills Resort Precinct include provisions that respond to the lesser agricultural potential of these parts of the site and the higher conservation values and higher natural hazard risks. With SAP, together with code provisions in the scheme, can ensure all natural and physical values of the site are protected whilst a diverse range of economic activities occurs.

State Policies

Ireneinc provide submissions on compliance with the State Policies at section 7.6 of the Ireneinc report.

State Coastal Policy 1996

The SCP is a key consideration to the request. The SCP applies to all land within 1km of the coast which is a region in which the majority of residential, tourism, recreation and economic activity of Glamorgan Spring Bay occurs. All towns, other than Buckland and Cranbrook, are subject to the SCP. All large-scale tourism ventures are subject to the SCP, such as Saffire & Solis. Most Tasmanian 18-hole golf courses are subject to the SCP.

Ireneinc note in section 7.6 how elements of the SCP have been applied to other comparable large-scale, out of settlement proposal both in favour of the relevant proposal and as grounds for refusal. In particular clause 2.4.2 of the SCP requires that residential development in the coastal zone will be based on existing towns with a compact urban form.

The proposal provides for tourism based development and does not provide a settlement or involve residential use. The proposal therefore satisfies that part of the SCP.

The other key considerations of the SCP relate to the protection of natural values and avoid natural hazards. The request has shown that extensive values and hazards do exist but can either be avoided or mitigated through future design.

State Policy on Water Quality Management

The *State Policy on Water Quality Management 1997* applies. The policy is considered to be principally implemented by individual developments and furthered by way of design and permit conditions detailed later in the report. Policy WR 1.1 of the STRLUS also states the following which can be reflected in any permit granted for future use or development:

Ensure use and development is undertaken in accordance with the State Policy on Water Quality Management.

State Policy on the Protection of Agricultural Land 2009

The *State Policy on the Protection of Agricultural Land 2009* (PAL policy) applies. The key requirement of the PAL policy is that agricultural land is not unreasonably confined or restrained (i.e., fettered) by non-agricultural use, either on or adjacent to a property.

The Cambria SAP promotes ongoing agricultural use and it would appear likely that productivity of the estate would be improved by the scope of investment achieved.

The relatively potential of different areas of the site is known and more productive parts retained for agricultural use.

NEPMs

National Environmental Protection Measures have the effect of being a State Policy and include:

- National Environment Protection (Air Toxics) Measure
- National Environment Protection (Ambient Air Quality) Measure
- National Environment Protection (Assessment of Site Contamination) Measure
- National Environment Protection (Diesel Vehicle Emissions) Measure
- National Environment Protection (Movement of Controlled Waste between States and Territories) Measure
- National Environment Protection (National Pollutant Inventory) Measure
- National Environment Protection (Used Packaging Materials) Measure

The measures have been reviewed and are not considered directly relevant to amendment or permit. Air emissions or diesel emissions are not significant and there is no known site contamination.

Section S32 of LUPAA

Ireneinc provide submissions on s32 in section 7.2 – 7.4 of the Ireneinc report. The submissions appropriately deal with the relevant matters and are accepted.

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

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

Section 32, as provided below, requires that the planning authority be satisfied that the planning scheme amendment meets certain criteria:

(1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A):

...

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

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

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

(2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

In response to (1)(e), land use conflicts could arise between uses proposed by the Cambria SAP and either surrounding agricultural land, rural living land, reserved land, existing

commercial activity within Swansea, Bicheno or Coles Bay or conservation values of Moulting Lagoon or Swan River.

The Cambria SAP provides large boundary setbacks for sensitive uses and for uses that could compete with the Swansea activity centre. Environmental values are documented and reflected in the SAP and existing planning controls. The amendment is considered to adequately address and resolve the potential for land use conflict.

In response to 1(ea), s30(O) requires an amendment to be consistent with the regional land use strategy and all mandatory provisions of the planning scheme.

The Southern Tasmanian Regional Land Use Strategy (STRLUS) provides various applicable policies relating to management of natural values, natural hazards, transport, infrastructure, tourism, settlements, activity centres and agricultural land. Many of these matters have been discussed elsewhere in this report.

On tourism, the STRLUS provides policies that provide tourism use in agricultural areas where it supports primary production (T 1.3) and encourage site suitability assessment (T 1.7) of sites for tourism development, which is akin to the proposed SAP.

Each applicable policy in the STRLUS will not be stated here but all have been considered and it is considered that the request is likely to further each policy and the STRLUS overall.

In response to 1(f), in terms of the region – be it the East Coast, Southern Tasmania or Great Oyster Bay, the amendment is considered to be of no significant consequence. The proposal is in broad terms a tourism venture in an area experiencing significant increased visitations. As an attraction, the amendment may have some effect on increasing visitations to the region or State, but the impact is likely to be negligible given the scale of the tourism industry now and as envisaged by Government policy.

In response to (2), these subsections are head of power provisions that enable or restrict planning controls. The request is consistent with each.

The Gas Pipelines Act 2000 is not applicable.

Section 32 (4) and the Local Provisions Schedule

Looking to the future Local Provisions Schedule it is appropriate to have regard to the criteria that establish whether specific area plans may be included. Section 32(4) states:

An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –

- (a) *a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
- (b) *the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

The proposal appears to meet the test at part (a). The Cambria SAP must be read as a whole with a number of related uses provided for. The scale is without doubt significant to the East Coast region and to the municipal area.

Referrals

The request has been referred to a number of State Agencies. Heritage Tasmania have advised that they have no interest in this matter, being a planning scheme amendment. TasWater note that the proponent intends to consult with TasWater on extending sewer to part of the site and are willing to work with the proponent in that regard, but have no other interest in the matter.

Responses have not been received from Aboriginal Heritage Tasmania, the Department of State Growth or the Department of Primary Industries, Parks, Water and the Environment.

Conclusion

The request seeks various amendments to the planning scheme and the introduction the Cambria Specific Area Plan. The Cambria Specific Area Plan provides a precinct level approach to large-scale tourism venture on the Cambria Estate with a particular focus on enhancing agricultural and natural values of the site.

It is considered that the request can further the relevant objectives and criteria in LUPAA and is suitable to be initiated. Doing so will provide the opportunity for important public input into the decision making processes which is not otherwise possible.

It is considered that the request can be initiated as submitted with the following modifications:

- The Cambria Specific Area Plan apply to crown road reserves that exist between private titles.
- Not include any amendment to the non-statutory heritage overlay.

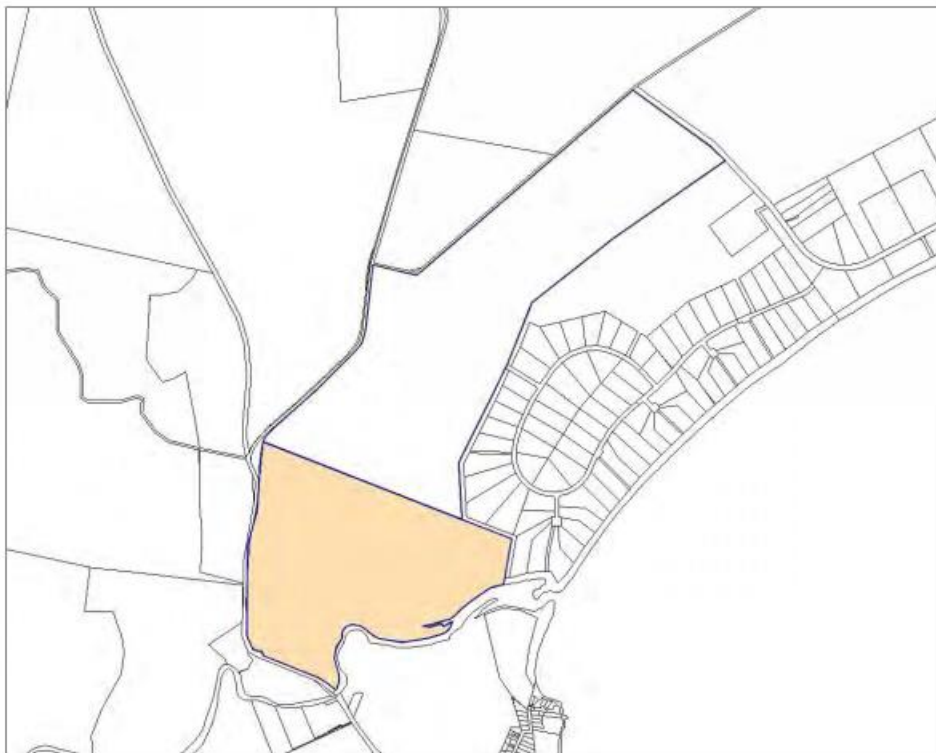
Note, the images in the following recommendation will be re-drawn in correct GIS format for the certified amendment and will include clear boundary markers and other features.

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)(a) planning scheme amendment AM 2018/03 be initiated and certified as being in accordance with sections 30(0) and 32 of LUPAA to:
 1. Introduce the Cambria Specific Area Plan for the Cambria Estate consistent with Attachment A to this report but modified:
 - with respect to clause numbering;
 - to apply to all road reservations without public roads that run through the Cambria Estate; and
 - to add hospital services as a discretionary use if for palliative care.
 2. At Ref. No. 60 in Table E13.1 of the Historic Heritage Code delete “CT 111628/1” and insert “CT148001/1”.

3. Partially rezone CT148001/1 from Significant Agriculture Zone to Rural Resource Zone as depicted below.



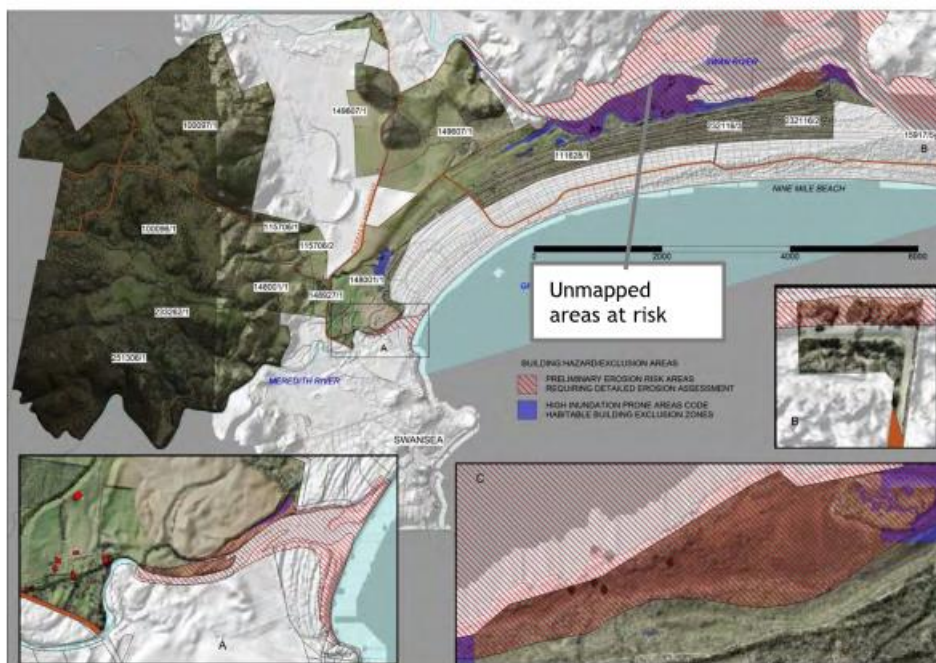
4. Partially rezone CT 111628/1 & 23216/3 from Rural Resource Zone to Environmental Management Zone as depicted below.



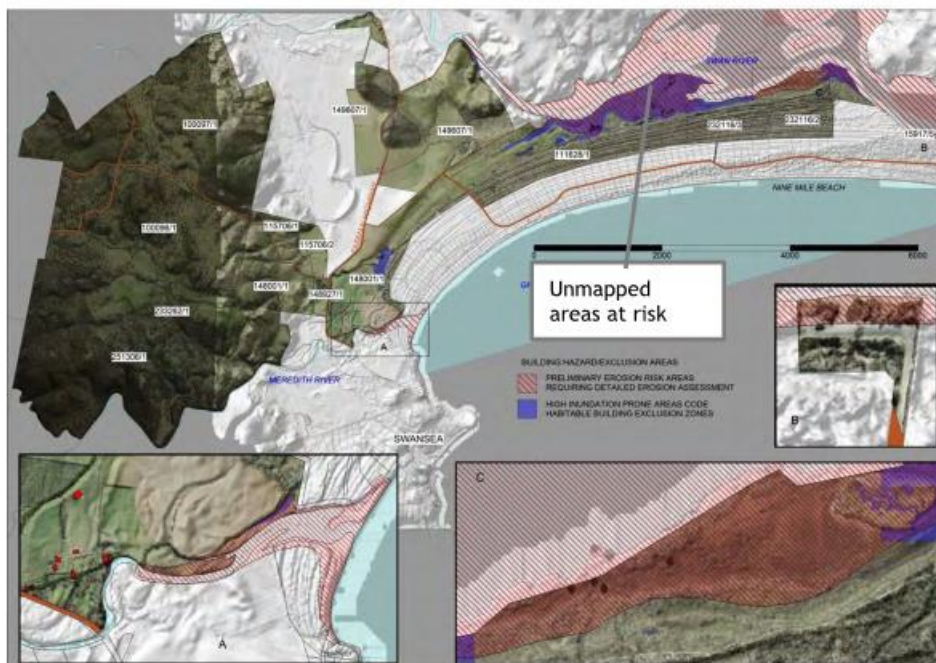
5. Partially rezone CT 149607/1 from Significant Agriculture Zone to Environmental Management Zone as depicted below.



7. Amend the Coastal Inundation High Hazard Area to include an area near Swan Nook that has been identified as being at risk of coastal inundation as described on page 71 of the Ireneinc Report and depicted below.



8. Amend the Coastal Erosion Hazard Area to include an area near Swan Nook that has been identified as being at risk of coastal erosion as described on page 72 of the Ireneinc Report and depicted below.



9. Amend the Biodiversity Protection Area to include the conservation covenants that apply to CT 111628/1, 23216/3 & 149607/1.
- B. Pursuant to section 38 of LUPAA, AM 2018/03 be placed on public exhibition for no less than 28 days.

3.4 AM2018/04 – Extend the Spring Bay Industrial Specific Area Plan

Planning Assessment Report

Proposal:	Extend the Spring Bay Industrial Specific Area Plan.
Requested by:	N/A
Location:	11 & 49 Slipway Road, Triabunna and adjoining crown land and road reservation
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Application Date:	N/A
Statutory Date:	N/A
Attachments:	Proposed Amendment
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. On 12 April 2018, the Tasmanian Planning Commission approved amendment AM 2017/01 which applied to land owned by Spring Bay Seafoods and adjoining Crown land and State Waters. The amendment includes a Spring Bay Industrial Specific Area Plan to allow for Resource Development associated with aquaculture on land in the Light Industrial Zone. Resource Development is otherwise prohibited in the zone.
- 1.2. When AM 2017/01 was initiated, not all of the Light Industrial Zone was included in the Specific Area Plan (SAP). This was because AM 2017/01 was initiated in response to a request by Spring Bay Seafoods with an associated permit application and also because of earlier written submissions against that proposal by the then owner of the neighbouring site.
- 1.3. The amendment seeks to extend the Specific Area Plan over two lots to the north and associated Crown land and road reservations. Light Industrial Zone also applies to the south but the SAP is not proposed here. It is understood that the land is on long-term lease for agricultural purposes.
- 1.4. The final version of the SAP as approved by the TPC was modified from the Council initiated version. The approved version includes only the Resource Development use class as a discretionary use with the qualification 'if for aquaculture or marine farming shore facility'. The Council initiated version sought to give permitted status to Resource Development and Resource Processing given the strategic direction of the Triabunna / Orford Structure Plan for the area to be a focal point for aquaculture. Resource Processing remains a discretionary use under the underlying Light Industrial Zone.

- 1.5. Light Industrial Zone land at Harvey's Farm Road, Bicheno has a similar issue whereby the existing abalone production is a prohibited use, as are a number of existing dwellings. Council officers have written to owners to seek their views of these issues which may lead to a future amendment.
- 1.6. The proposed amendment is considered to represent fair and orderly planning and it is recommended that the Planning Authority, acting on its own motion, initiate the amendment.

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. Site Detail

- 4.1. Under the *Glamorgan Spring Bay Interim Planning Scheme 2016* (the scheme), the land is within the Light Industrial Zone.
- 4.2. 49 Slipway Road, Triabunna is the former Seafish site. It has a long history of aquaculture processing. Some buildings on the site extend across Crown land to the west which is leased in association with the Seafish site and has been developed by a groyne and jetty.
- 4.3. 11 Slipway Road, Triabunna contains a small industrial building. The owners of the site were recently awarded a Federal government grant to develop a research and development facility.
- 4.4. The site includes other areas of Crown land, including land leased to the slipway.
- 4.5. The boundaries of the proposed amendment match the zone boundaries and therefore extend into adjoining road reservations and various Crown parcels.

- 4.6. A small section of 'Okehampton' is included that is on the foreshore side of Slipway Road.
- 4.7. The site is subject to overlays for Waterway and Coastal Protection, Coastal Inundation & Coastal Erosion. Part of the Seafish site is considered contaminated land as the Contaminated Land Code would apply. The Bushfire Prone Areas Code also applies. An Attenuation Area applies to the site but not to activities within the Light Industrial Zone.

5. Proposal

- 5.1. The proposal seeks to extend the approved SAP over the above titles and as depicted in the attached.
- 5.2. The effect of the proposal is that Resource Development if for aquaculture or marine farming shore facility would become a discretionary use rather than a prohibited use.

6. Assessment of the planning scheme amendment

- 6.1. Regional land use strategy
 - 6.1.1. Any planning scheme amendment must be, as far as practicable, consistent with regional land use strategies. The Southern Tasmanian Regional Land Use Strategy (the STRLUS) is available at http://stca.tas.gov.au/rpp/wp-content/uploads/2011/05/land_use_strategy_2013_Amended_8thnov_web.pdf)
 - 6.1.2. The STRLUS provides a number of strategies and policies across 15 themes. Those most relevant to the request are: *The Coast; Managing Risk and Hazards; Recreation & Open Space; Land Use & Transport Integration; Tourism; Productive Resources; and Industrial Activity.*

Productive Resource

- 6.1.3. On marine farming, the STRLUS acknowledges that marine farming is outside the provisions of LUPAA.

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

PR 4 Support the aquaculture industry.

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

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

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

The consolidation of shore based aquaculture facilities should be encouraged in this area to avoid the need to develop greenfield locations elsewhere and to maximise use of existing infrastructure. Consolidation is supported by the Triabunna / Orford Structure Plan.

The Coast

6.1.4. Relevant policies from *The Coast* section of the STRLUS are:

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

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

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

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

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

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

The amendment will have minimal impact to coastal native vegetation. Coastal inundation hazard do apply to the area. The majority of the site is above the minimum floor level for development as required by the associated planning scheme code.

Recreation & Open Space

6.1.5. Policies relating to *Recreation & Open Space* derive from the *Tasmanian Open Space Policy and Planning Framework 2010*.

The framework is available at http://www.dpac.tas.gov.au/_data/assets/pdf_file/0006/234690/Tasmanian_Open_Space_Policy_-_Report.pdf

Of relevance to the request the STRLUS provides:

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

There is no opportunity for public access through the site. The public can access Slipway Road however private land and exclusive leases apply from the end of Slipway Road through to the foreshore edge. The amendment has no effect on this existing scenario.

Managing Risks and Hazards

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

Land Use and Transport Integration

6.1.7. Relevant policies are as follows:

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

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

The amendment could see increase traffic movements along of Category 2 State Road. Freestone Point Road is underutilised given the closure of the woodchip mill and is therefore well suited to use that generates heavy vehicle movements.

Tourism

6.1.8. Relevant policies for Tourism include:

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

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

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

Tourism was given extensive consideration in AM 2017/01 and ultimately no issues identified. The site is further from Spring Bay Mill and the Eastcoaster Resort.

Industrial Activity

Relevant industrial policies include:

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

The amendment is consistent with this policy of the STRLUS as it allows the existing Light Industrial Zone land to be used for efficiently for aquaculture purposes building upon existing uses and infrastructure.

6.2. Local land use strategy

- 6.2.1. Local strategy is provided through the Triabunna / Orford Structure Plan (the Structure Plan) which was revised in 2014. The Structure Plan is available at www.gsbc.tas.gov.au. The Structure Plan recognises the existing industrial area and provides for its ongoing growth associated principally with seafood processing.

For this reason the Structure Plan sought consolidation on industrial uses between the coast and Freestone Point Road which has been given effect through the current planning scheme.

- 6.2.2. The demographic profile outlined in the Structure Plan shows that relative to Tasmanian averages, the local population has a higher proportion of certificate level qualifications, a substantially higher proportion of labourers and machine operators, and a substantially lower proportion of professionals. The unemployment rate of Triabunna was approximately double the Tasmanian-wide rate at the time the Structure Plan was drafted. Further, Triabunna is within the top 9% of most disadvantaged urban locality centres.

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

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

6.3. State Policies

- 6.3.1. The *State Coastal Policy 1996* applies to the site as it is within 1 km of the high water mark. This policy makes little direct reference to shore based marine farming. The policy however offers a number of higher level principles of relevance. Importantly, the amendment seeks consolidation of uses within the industrial zones. Natural values are limited due to past development which has modified the shoreline.
- 6.3.2. The *State Policy on the Protection of Agricultural Land 2009* does not apply given the current zoning of the land.
- 6.3.3. The *State Policy on Water Quality Management 1997* applies, but is more relevant to individual developments.

6.4. RMPS Objectives

- 6.4.1. The objectives of the Resource Management and Planning System must be furthered by the amendment.

<i>Objectives – Part 1</i>	Comment
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;	The site is part of a modified area with limited natural and physical resources.

(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and	The amendment will expand the range of uses consistent with local structure planning. The proposal provides one additional use consistent with regional and local strategy and given the absence of significant environmental, landscape or public use values it is considered to provide for fair, orderly and sustainable use and development.
(c) to encourage public involvement in resource management and planning; and	The public will be involved in the draft planning scheme amendment through opportunity to make representation and attend public hearings. The public have also had the opportunity to provide input in to the Structure Plan.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and	The draft amendment will facilitate economic development in the area.
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	The proposed amendment will require the approval of the Tasmanian Planning Commission following community consultation.
Objectives – Part 2	Comment
(a) to require sound strategic planning and co-ordinated action by State and local government;	The proposed amendment is seen as a sound strategic response to the demand for shore based facilities associated with a key Tasmanian industry. AM 2017/01 was proposed, and approved, on the basis of being consistent with the Structure Plan which was prepared via a collaborative and cost-sharing effort between Council and the State government.
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.	The proposal has been submitted in accordance with Section 34 of the Act and is consistent with all relevant legislation. The proposed amendment will form part of the Planning Scheme, which controls the use, development and protection of land.
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and	No adverse environmental, social or economic effects have been identified. Effect on waterways can be appropriately managed through development controls via existing planning scheme controls.
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and	The proposed amendment supports this objective and is consistent with State, regional and local planning policies and strategies.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and	This is a procedural objective.

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

6.5. Land Use Planning and Approvals Act 1993

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

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

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

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

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

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

6.5.4. Section 30O requires an amendment to be consistent with the regional land use strategy and all mandatory provisions of the planning scheme.

6.5.5. The extent of compliance with the regional land use strategy is discussed earlier in this report. It is considered that the amendment is consistent with the STRLUS.

6.5.6. The potential for land use conflict with other existing or permissible uses within the existing Light Industrial Zone or on adjoining land is minimal. The modification to the status of uses within the area by the proposed Specific Area Plan will have minimal potential for conflict. With respect to other uses in the Light Industrial Zone, shore based marine farming does not require any level

of amenity or have any specific operational constraints that appear inconsistent with industrial uses. With respect to adjoining land uses there is substantial separation from existing land uses.

- 6.5.7. The amendment will provide for shore based facilities in support of marine farming leases. The shore based activities will have minimal adverse effect on the environment whilst supporting use that will make an important economic and social contribution through direct and indirect employment and investment.

7. Referrals

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

8. Conclusion

- 8.1. The planning scheme amendment consistent with regional and local land use strategy and the requirements of LUPAA.
- 8.2. On this basis it is recommended that Council initiate and certify draft amendment AM 2018/04 to extend the Spring Bay Industrial Specific Area Plan to 11 & 49 Slipway Road, Triabunna and adjoining Crown Land and road reservations.

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 2018/04 be initiated and certified as being in accordance with sections 30(0) and 32 of LUPAA to apply the Spring Bay Industrial Specific Area Plan as shown in Attachment A and to:
1. 49 Slipway Road, Triabunna (CT 137724/2),
 2. 11 Slipway Road, Triabunna (CT 18880/1),
 3. Part of 336 Okehampton Road, Triabunna (CT 121810/1), and
 4. adjoining Crown Land including and adjoining road reservations
- B.** Pursuant to section 38 of LUPAA, AM 2018/04 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.

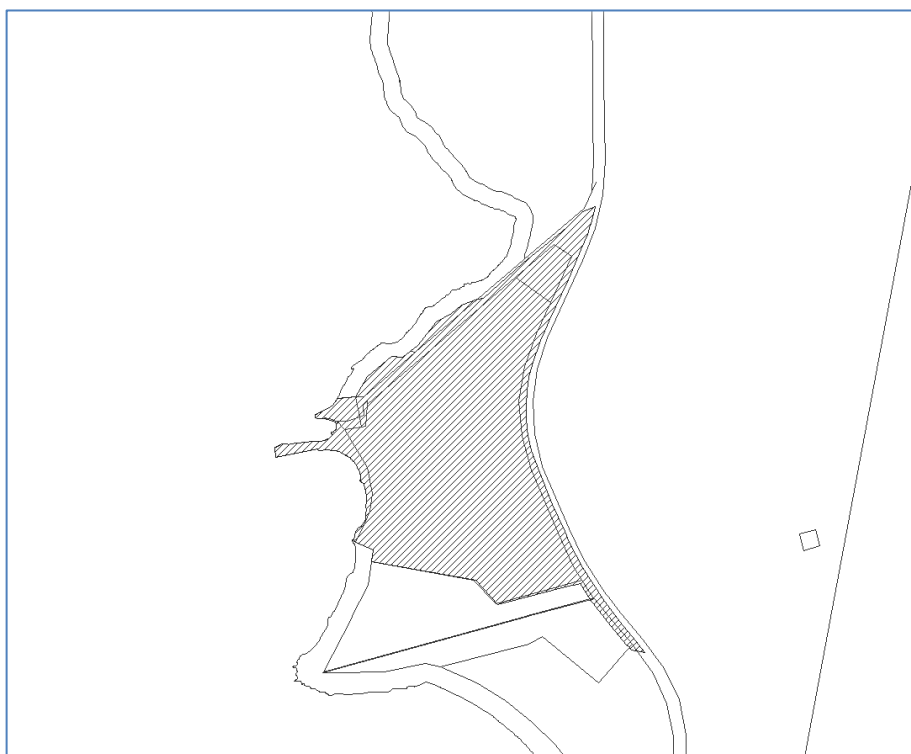
Attachment A

Glamorgan Spring Bay Interim Planning Scheme 2015

Amendment AM 2018/4

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

Location: 49 Slipway Road, Triabunna (CT 137724/2),
11 Slipway Road, Triabunna (CT 18880/1),
Part of 336 Okehampton Road, Triabunna (CT 121810/1), and
adjoining Crown Land including and adjoining road reservations.



Spring Bay Industrial Specific Area Plan

Note: boundaries follow cadastre or Light Industrial Zone.

The Common Seal of the Glamorgan
Spring Bay Council is affixed below
Pursuant to Councils resolution of the
XXth XXXX 2018 in the presence of :

.....Mayor

.....General Manager

Attachment B



TASMANIAN PLANNING COMMISSION

Glamorgan Spring Bay Interim Planning Scheme 2015

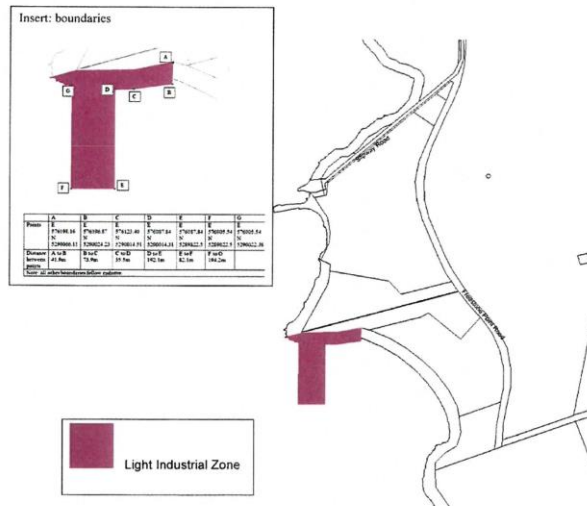
Draft amendment AM 2017-01

Glamorgan Spring Bay Interim Planning Scheme 2015
Amendment AM 2017/1

Part A:

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

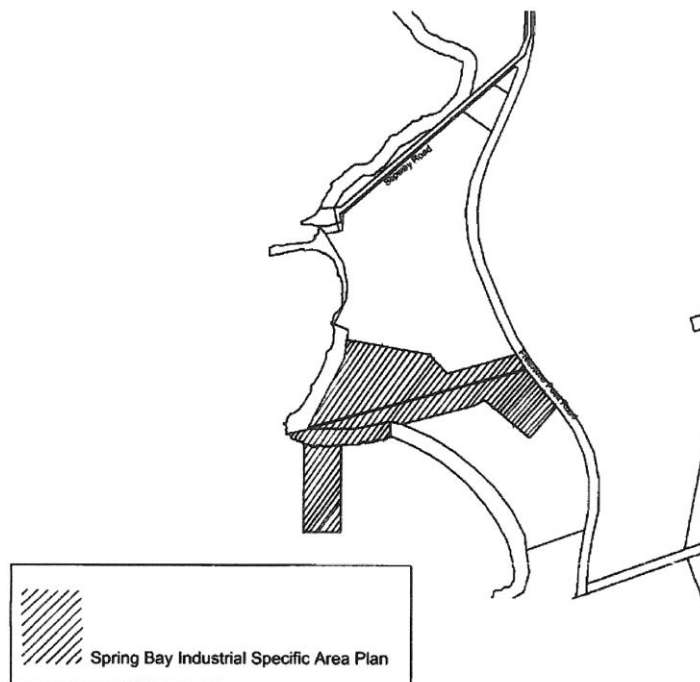
Location: Part of the foreshore and State waters of Spring Bay adjacent to, and generally south of, 496 Freestone Point Road, Triabunna (CT 6464/2)



Part B:

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

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



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

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

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

F4.0 Spring Bay Industrial Special Area Plan

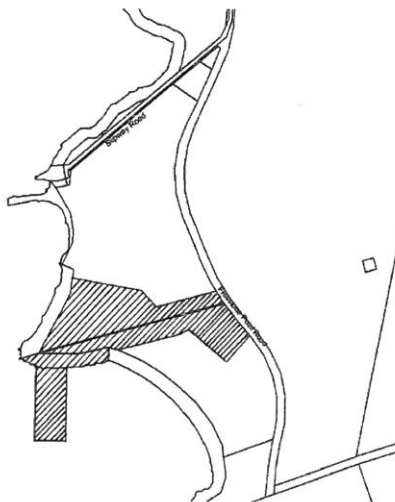
F4.1 Purpose of Specific Area Plan

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

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

F4.2 Application of the Specific Area Plan

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



F4.3 Use Table

No Permit Required	
Use Class	Qualification
Permitted	
Use Class	Qualification
Discretionary	
Use Class	Qualification
Resource development	If for aquaculture or marine farming shore facility

F4.4 Use Standards

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

F4.5 Development Standards

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

Footnote: The Use Table in the Light Industrial Zone continues to apply. Use and development standards for the Light Industrial Zone continue to apply.

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

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

4. Public Question Time

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

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

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

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

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

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

4.1 Mr Adrian Murray (Question Taken on Notice)

My second question relates to development application DA17144. That is basically the pipeline across Spring Bay for the new water supply. I note that the development is critically dependent on permission from the use of Crown Land and the letter from DPIPWE states that endorsement would remain dependent upon strong community support for this rezoning. Can I ask how Council plans to assess the strength of community support for this rezoning and whether the current part of state of the Prosser Catchment is likely to impinge on that. Thank you.

They said in that letter that final endorsement would remain dependent upon strong community support. Does the Council plan to assess the strength of support regarding this?

Response from Shane Wells, Manager Planning and Special Projects

You mention pipeline and rezoning as well. The correspondence you refer to is from Crown Land Services. I think it's a question you need to put to Parks and Wildlife (PWS) if you want an answer. They did consent to the lodgment of the application. There is no indication that further consent is required. We will take it on notice.

Please note: This question is currently being followed up with PWS for clarity.

4.2 Ms Julie Connaughton

128778

RECEIVED
13 APR 2018

BY:

Dear Mr Mayor

I refer to my letter dated 15th March 2018 which was placed in the Agenda for the Council meeting held on 27th March 2018.

I put my question in writing at the request of Councillor Wisby from the February Council Meeting and it is disappointing that she has still not answered my question. The question asked was straight forward and I cannot understand why there has been no response.

It is now 2 months since the question was originally asked. I would assume that the following policy also relates to Councillors as they are an integral part of "Council". Councils Customer Service Policy on your website states:-

When a customer writes or emails

We will acknowledge all written requests or enquiries within two (2) working days and where necessary provide a response within fourteen (14) working days. Our response will be either in full, or an update on the item outlining the name of the person handling the matter. Such acknowledgement may be by telephone or in writing as appropriate. All correspondence will be as prompt as possible, courteous and written in plain English.

I again raise the question:-

"Why did you say in a local pub that my sisters house in Inkerman Street was sold for the value of unpaid rates, before it went on the open market, and you were going to bring it up at the next Council meeting?"

Again, I request an answer from Cllr Wisby to my question and that this letter be placed in the Agenda under public question time.

Regards



Julie Connaughton
13th April 2018

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

Live Streaming of meetings is progressing well since commencing in November 2017. From November 2017 to March 2018 an average of 14 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 18th April 2018 is.....

26 September 2017	128 views
24 October 2017	44 views
28 November 2017	56 views
12 December 2017	78 views
9 January 2018	93 views
30 January 2018	175 views
20 February 2018	161 views
27 February 2018	343 views
27 March 2018	65 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 May 2018 meeting and sent well in advance. Slightly delayed because of delays in receiving audited reports and work loads. Notices sent to community organisations and local papers regarding upcoming budget deliberations.

Cash and Investments

Cash and Investments at the end of March 2018 were \$1,407k against March 2017 \$807k, March 2016 \$1,420k and March 2015 \$1,392k. 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. Short term borrowings as in previous years may be required until our first rates are received in the new financial year.

‘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.

Another two sessions have been held. One at **Coles Bay on Wednesday March 21st at 11am** hosted by the Coles Bay Men’s Shed at the Coles Bay Hall and one at **Triabunna on Tuesday 10th April** at the Maritime Discovery Centre and Spring Bay Boat Shed.

It is proposed that the next session will be held in Swansea, in conjunction with the Swansea Chamber of Commerce and Tourism. This is proposed for **June 6th at 6pm at the May Shaw Health and Welbeing Centre, Swansea.**

Statement of Cash Flows

Glamorgan Spring Bay Council

For the 9 months ended 31 March 2018

Account	Jul 2017-Mar 2018
Operating Activities	
Receipts from customers	12,863,562.75
Payments to suppliers and employees	(8,863,626.94)
Cash receipts from other operating activities	(226,391.49)
Net Cash Flows from Operating Activities	3,773,544.32
Investing Activities	
Proceeds from sale of property, plant and equipment	23,907.45
Payment for property, plant and equipment	(256,588.42)
Other cash items from investing activities	(3,667,501.40)
Net Cash Flows from Investing Activities	(3,900,182.37)
Financing Activities	
Other cash items from financing activities	13,028.46
Net Cash Flows from Financing Activities	13,028.46
Net Cash Flows	(113,609.59)
Cash and Cash Equivalents	
Cash and cash equivalents at beginning of period	1,518,345.43
Cash and cash equivalents at end of period	1,407,416.74
Net change in cash for period	(113,609.59)

Property Information

Property transactions for the YTD in March are 7.5% up on last year. This is showing a pleasing trend as investors and families invest in our area. There are an extra 45 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	51	20
March	37	22	36	24	48	26	46	21	87	41	53	23
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	474	232
TOTAL		540		683		699		765		884	706	

CURRENT RATES BALANCE 31st March 2018

Balance Brought Forward	-\$29,742.47
Plus:	
Interest Charged	\$10,039.49
Rates Levied	\$7,522,274.51
Debit Journals	\$40,000.84
Sub Total	\$7,542,572.37
Less:	
Receipts	\$6,184,541.57
Pension Rebates	\$242,653.94
Credit Journals	\$75,606.04
Supplementary Credits	\$47,691.78
Discounts	\$74,943.00
Rates Balance	\$917,136.04
Discount Date/Rate 01/08/2016 3.0%	
Installments	
	26/08/2017
	6/10/2017
	12/01/2018
	6/04/2018

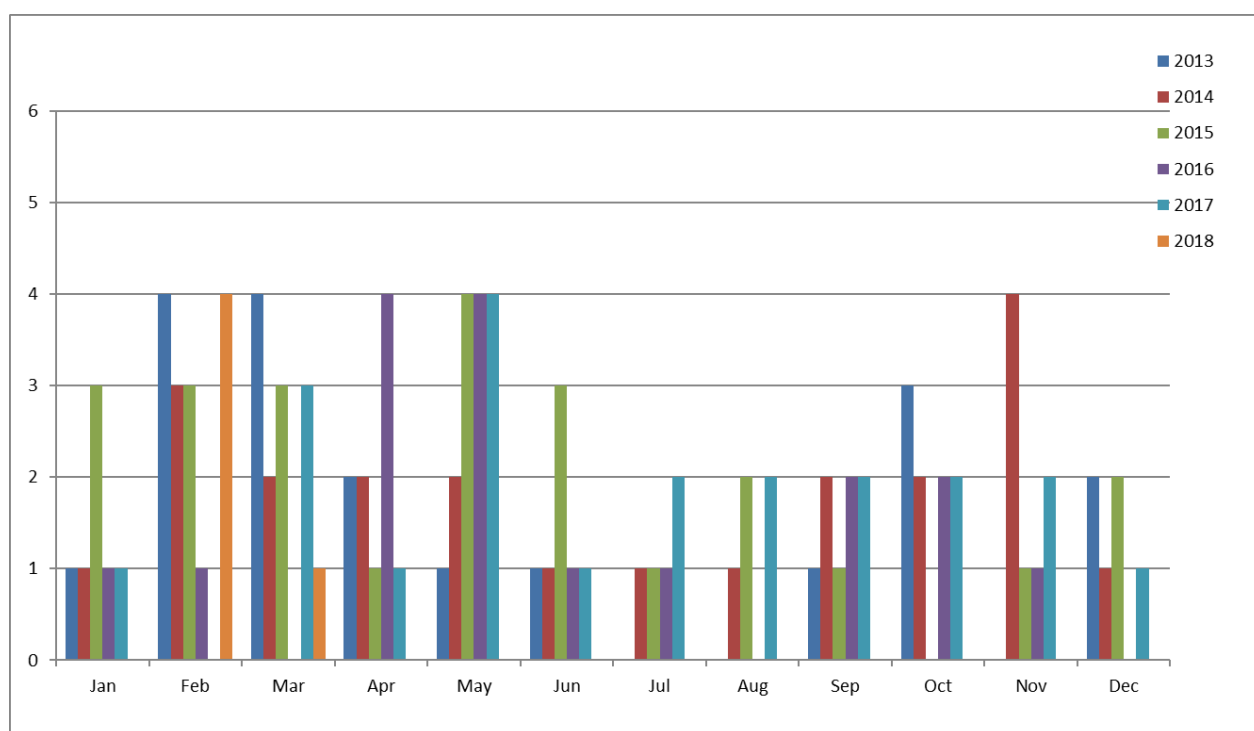
Human Resources

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

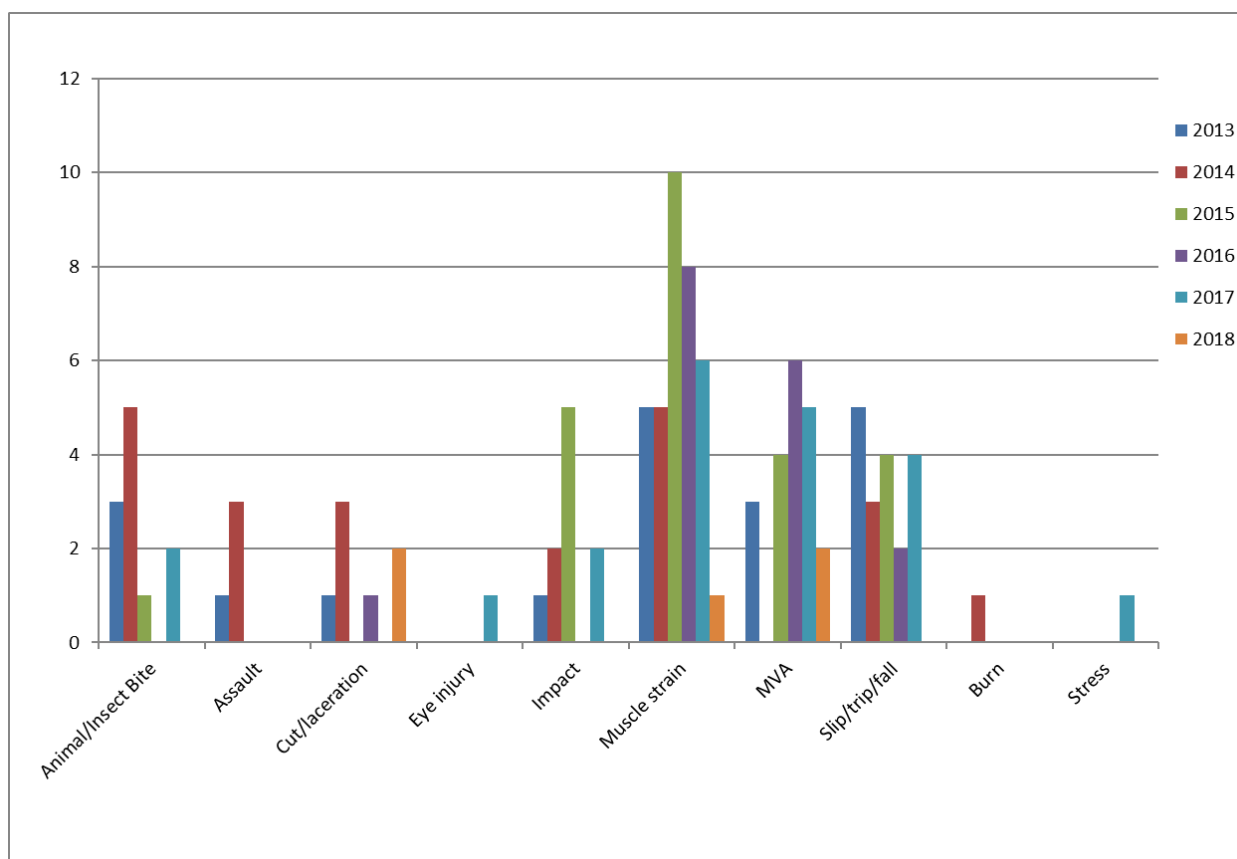
There were three (3) lost time injuries YTD amounting to 1139.5 lost time hours. There has been 3 motor vehicle claim this year. There have been 13 workplace reported incidents YTD, 1 community incident reported YTD and there was 1 staff resignation in March.

Incident / Accident Reporting Numbers 2013 till March 2018



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

Incident / Accident Reporting by type 2013 till March 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 26% on last year to date, meaning an extra 20340 visitors have used the network. Triabunna has seen the largest increase in 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	4733	5141	4778	3774	5290	7734	9213	14676	17216	17720
MARCH	3414	3629	4387	3794	4505	3079	4044	6167	9744	11252	14301	17210
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	26730	26136	27301	20951	29110	40957	50946	83002	95965	98627



As at 31 MARCH 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 R2R	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	43,097		
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			In Progress	
Swansea Loo with a View	New constructed toilets / disability access			In Progress	
Swansea SES Storage Shed	Construct storage shed behind new facility			COMPLETE	
Swansea House - 8 Noyes Street	Carport and Driveway/crossover			COMPLETE	
TOTAL		1,042,000	74,539		
Marine Infrastructure					
Triabunna - Marina Extension	Stages 3 and 4			COMPLETE	
Triabunna - New Tourist Berth Facility	New Berth			COMPLETE	Grant
Swansea Boat Ramp	Construction Contribution			COMPLETE	Grant
Orford - Prosser River	Dredging and construction work			In Progress	Grant
TOTAL		1,680,000	1,429,757		
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	62,065		
Waste Transfer Stations					
Swansea - WTS Lease Extension	Perimeter farm fencing - lease establishment				
Swansea - WTS Tip Shop	Feasibility study to confirm business case			COMPLETE	
TOTAL		13,500	4,200		



As at 31 MARCH 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	R2R	Reseal - Seal Change to Merideth				
S - Old Spring Bay Road	R2R	Reseal - Merideth to Pyke				
S - Old Spring Bay Road	R2R	Reseal - Pyke to Francis				
S - Old Spring Bay Road	R2R	Reseal - Francis to End Kerb				
S - Old Spring Bay Road	R2R	Reseal - End Kerb to Aqua Sands				
S - Old Spring Bay Road	R2R	Reseal - Aqua Sands to End Kerb				
S - Old Spring Bay Road	R2R	Reseal - End Kerb to Kennedia				
S - Old Spring Bay Road	R2R	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			In Progress	
Bicheno		Jetpatcher Costs			In Progress	
Coles Bay		Jetpatcher Costs			In Progress	
TOTAL			233,156	35,176		
Sealed Road Pavements						
S - Road Repairs		General Road Repairs Swansea				
S - Esplanade turnaround area		Asphalt resurface			COMPLETE	
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				2018-2019
T - Road Repairs		General Road Repairs Triabunna				
TOTAL			648,500	17,400		
Unsealed Road Pavements						
S - Old Coach Road		Resheet 500m			COMPLETE	
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	657,847		
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			COMPLETE	
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			COMPLETE	
TOTAL		195,000	55,195		
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			COMPLETE	
TOTAL		306,000	95,733		
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			In Progress	
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	117,217		
CAPITAL TOTAL		\$7,881,356	\$2,805,244	35.59%	COMPLETED DOLLAR VALUE



Profit & Loss				
Glamorgan Spring Bay Council				
ADMIN CORP,ECONOMIC,GOVERNANCE,SAFETY & RISK,TOURISM				
For the month ended 31st March 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$0.00	\$31,506.00	-\$31,506.00	-100.0%
GRANTS	\$67,247.50	\$117,318.00	-\$50,070.50	-42.7%
INTEREST	\$26,919.74	\$19,000.00	\$7,919.74	41.7%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$347,035.72	\$342,956.00	\$4,079.72	1.2%
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$429,287.74	\$276,719.00	\$152,568.74	55.1%
RATES AND CHARGES	\$5,805,866.77	\$5,899,234.00	-\$93,367.23	-1.6%
SHARE OF GENERAL RATE	-\$4,020,744.00	-\$4,020,744.00	\$0.00	0.0%
STATUTORY FEES AND FINES	\$66,958.73	\$60,467.00	\$6,491.73	10.7%
USER FEES	\$0.00	\$0.00	\$0.00	
Total Income	\$2,722,572.20	\$2,726,456.00	-\$3,883.80	-0.1%
Gross Profit	\$2,722,572.20	\$2,726,456.00	-\$3,883.80	-0.1424%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$84,861.00	\$84,861.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$350,064.90	\$427,792.00	-\$77,727.10	-18.2%
FINANCE COSTS	-\$17,117.40	\$0.00	-\$17,117.40	
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$1,439,299.44	\$1,401,300.00	\$37,999.44	2.7%
OTHER EXPENSES	\$121,068.61	\$151,965.00	-\$30,896.39	-20.3%
Total Operating Expenses	\$1,978,176.55	\$2,065,918.00	-\$87,741.45	-4.2%
Operating Profit	\$744,395.65	\$660,538.00	\$83,857.65	12.6954%
(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 March 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	\$465,627.02	\$519,423.00	-\$53,795.98	-10.4%	(1)
Total Income	\$721,386.38	\$748,923.00	-\$27,536.62	-3.7%	
Gross Profit	\$721,386.38	\$748,923.00	-\$27,536.62	-3.6768%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$2,700.00	\$2,700.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$349,210.56	\$270,184.00	\$79,026.56	29.2%	(4)
MATERIALS AND SERVICES	\$366,405.23	\$398,972.00	-\$32,566.77	-8.2%	(2)
Total Operating Expenses	\$718,315.79	\$671,856.00	\$46,459.79	6.9%	
Net Profit	\$3,070.59	\$77,067.00	-\$73,996.41	-96.0157%	
(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 by 30th June 2018					



Profit & Loss					
Glamorgan Spring Bay Council					
MEDICAL SERVICES					
For the month ended 31st March 2018					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$20,801.00	\$7,500.00	\$13,301.00	177.3%	(1)
INTEREST	\$140.57	\$90.00	\$50.57	56.2%	(4)
OTHER INCOME	\$661,718.08	\$729,050.00	-\$67,331.92	-9.2%	(2)
RATES AND CHARGES	\$306,375.58	\$304,485.00	\$1,890.58	0.6%	
SHARE OF GENERAL RATE	\$0.00	\$0.00	\$0.00		
USER FEES	\$0.00	\$0.00	\$0.00		
Total Income	\$989,035.23	\$1,041,125.00	-\$52,089.77	-5.0%	
Gross Profit	\$989,035.23	\$1,041,125.00	-\$52,089.77	-5.0032%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$57,546.00	\$57,546.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$347,798.71	\$404,464.00	-\$56,665.29	-14.0%	(3)
MATERIALS AND SERVICES	\$536,221.75	\$571,542.00	-\$35,320.25	-6.2%	(3)
Total Operating Expenses	\$941,566.46	\$1,033,552.00	-\$91,985.54	-8.9%	
Net Profit	\$47,468.77	\$7,573.00	\$39,895.77	526.8159%	
(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					
(4) Low Dollars					



Profit & Loss				
COUNCIL TOTAL				
For the month ended 31st March 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$71,307.14	\$74,276.00	-\$2,968.86	-4.0%
GRANTS	\$1,986,681.50	\$2,400,246.00	-\$413,564.50	-17.2%
INTEREST	\$27,045.57	\$19,090.00	\$7,955.57	41.7%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$346,735.72	\$342,956.00	\$3,779.72	1.1%
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$2,136,611.34	\$1,213,128.00	\$923,483.34	76.1%
RATES AND CHARGES	\$7,325,626.64	\$7,402,142.00	-\$76,515.36	-1.0%
SHARE OF GENERAL RATE	\$0.00	\$0.00	\$0.00	
STATUTORY FEES AND FINES	\$388,385.15	\$299,774.00	\$88,611.15	29.6%
USER FEES	\$801,870.20	\$912,152.00	-\$110,281.80	-12.1%
Total Income	\$13,084,263.26	\$12,663,764.00	\$420,499.26	3.3%
Gross Profit	\$13,084,263.26	\$12,663,764.00	\$420,499.26	3.3205%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$1,567,004.00	\$1,567,004.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$3,122,059.45	\$3,316,047.00	-\$193,987.55	-5.8%
FINANCE COSTS	\$30,095.40	\$108,422.00	-\$78,326.60	-72.2%
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$4,983,521.06	\$4,228,794.00	\$754,727.06	17.8%
OTHER EXPENSES	\$120,051.37	\$151,965.00	-\$31,913.63	-21.0%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$207,165.00	\$240,080.00	-\$32,915.00	-13.7%
Total Operating Expenses	\$10,029,896.28	\$9,612,312.00	\$417,584.28	4.3%
Operating Profit	\$3,054,366.98	\$3,051,452.00	\$2,914.98	0.0955%
(1) Below budget at this time				
(2) Timing				
(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 when required during the month.
Unsealed road patrol grading – Rosedale Road.

SOUTH

Maintenance works undertaken when required during the month.

WASTE TRANSFER STATIONS:

- All waste transfer stations are operating within prescribed EPA guidelines.
- Council conducted the following recent greenwaste burns:
Bicheno, Swansea and Orford - waste transfer stations on Wednesday 11th April 2018.
The activities were in accordance with EPA guidelines.

GARBAGE, RECYCLING SERVICES:

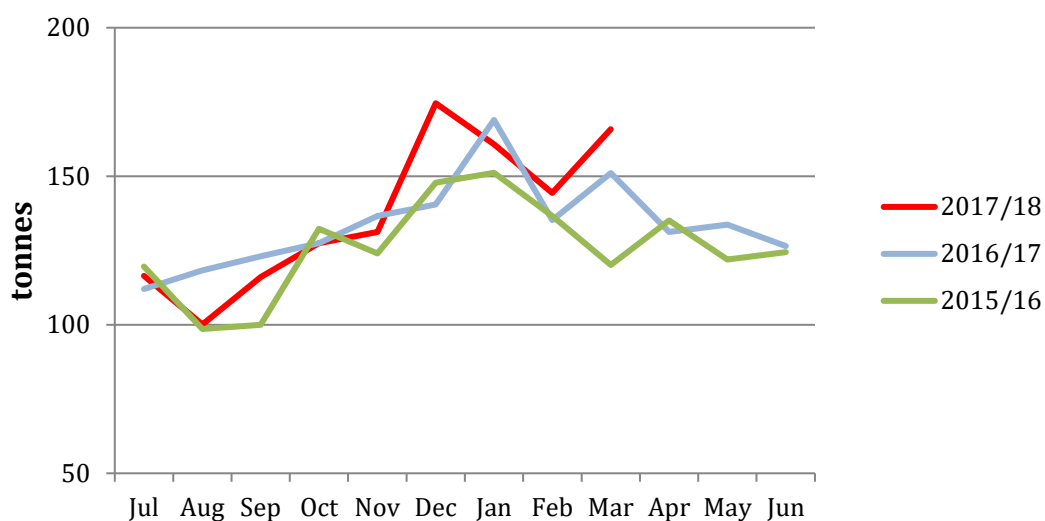
- JJ Richards current waste management contract expires in September 2022.

MONTH	BICHENO Collection & WTS	BICHENO WTS only	COLES BAY WTS only	SWANSEA WTS only	ORF-TRIA-CB- SW Collection & ORF WTS	ORFORD WTS only	TOTAL (tonnes)
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	51.22	18.46	30.40	43.48	126.76	15.11	251.86
MARCH	60.64	22.44	24.02	61.98	143.88	16.29	290.52
APRIL							0.00
MAY							0.00
JUNE							0.00
TOTALS	456.14	179.68	201.37	371.94	1136.12	210.06	2165.57

Garbage deposited at transfer stations and transported to Copping landfill site (tonnes)
(includes kerbside collected waste)

Waste Management - Garbage

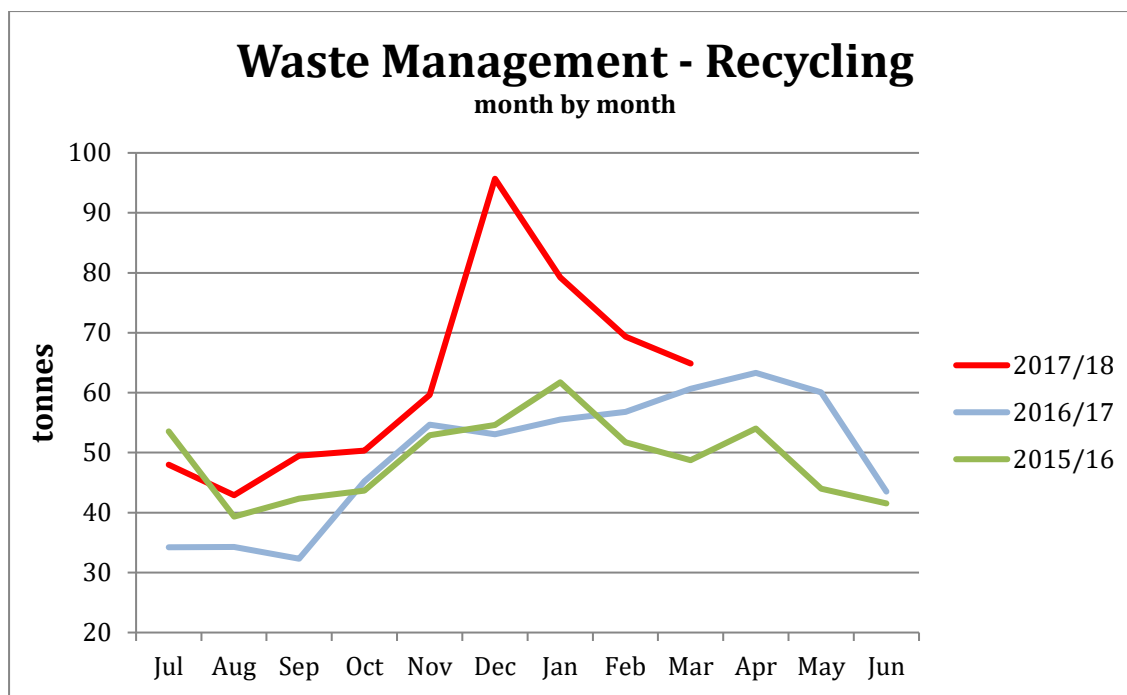
month by month



Kerbside garbage collected and transported to waste transfer stations: (tonnes)

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	2730	1856	2665	2268	2515	12034	144.41
MARCH	3183	2100	3114	2772	2647	13816	165.79
APRIL							
MAY							
JUNE							
TOTALS	23038	15134	23236	21098	20575	103081	1236.96

Kerbside Garbage Collected: Bin numbers



Kerbside recyclables collected and transported directly to Sorting Facility: (tonnes)

<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	1346	990	1250	1003	1191	5780	69.36
MARCH	1255	963	1215	983	990	5406	64.87
APRIL							
MAY							
JUNE							
TOTALS	10526	7598	10172	8530	9297	46961	559.53

Kerbside recyclables collected: Bin numbers

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.
- The foreshore area at the southern end of the Spring Beach carpark has been closed to vehicles, with a gravel walking track constructed linking the carpark with the existing beach access. The area has been mulched and landscaped.

STORMWATER, DRAINAGE:

- General stormwater maintenance works undertaken when required.

BRIDGES, CULVERTS:

- Ongoing maintenance when required.

EMERGENCY MANAGEMENT:

- Three motor vehicle accidents with no major injuries.
- One assist police - cleaning the road after glass doors fell from truck.
- Attended Swansea Country Fair - static displays and equipment setup. Great day with lots of people thru - lots of questions, great PR and awareness.
- One volunteer attended Administer (unit course) in Hobart.

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

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

2017–2018 CAPITAL WORKS UPDATE

- Gravel resheeting works have been completed along Old Coach Road Swansea from West Swan River heading west.
- Road reconstruction works along the last 11 kilometre gravel section of Wielangta Road has recommenced which will take approximately 7-8 weeks to complete. This project utilises the resources of both the northern and southern construction teams. There was a delay in recommencing stage 2 works due to the lack of water availability from the local rivers around Wielangta. As this second stage is between 10 and 21 kms from Orford, carting water from the township would have been very time consuming so it was decided to wait until sufficient river flows were available to be sourced closer to the worksite to reduce overall costs.
- Bridgeworks at Glen Gala Road – Cranbrook is complete. The old timber deck structure across Glen Gala Creek has been replaced with a new concrete deck c/w standard guard railing.



Profit & Loss					
Glamorgan Spring Bay Council					
WORKS DEPARTMENT					
For the month ended 31st March 2018					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$477,425.37	\$979,327.00	-\$501,901.63	-51.2%	(1)
OTHER INCOME	\$145,749.71	\$157,133.00	-\$11,383.29	-7.2%	(2)
RATES AND CHARGES	\$1,128,543.52	\$1,115,603.00	\$12,940.52	1.2%	
SHARE OF GENERAL RATE	\$2,549,000.00	\$2,549,000.00	\$0.00		
USER FEES	\$85,235.53	\$81,222.00	\$4,013.53	4.9%	
Total Income	\$4,385,954.13	\$4,882,285.00	-\$496,330.87	-10.2%	
Gross Profit	\$4,385,954.13	\$4,882,285.00	-\$496,330.87	-10.166%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$1,048,122.00	\$1,047,915.00	\$207.00	0.0%	
FINANCE COSTS	\$1,545.55	\$4,358.00	-\$2,812.45	-64.5%	(4)
EMPLOYEE BENEFITS	\$999,226.42	\$1,218,990.00	-\$219,763.58	-18.0%	(5)
MATERIALS AND SERVICES	\$959,859.02	\$1,235,598.00	-\$275,738.98	-22.3%	(6)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$223,197.50	\$284,754.00	-\$61,556.50	-21.6%	(3)
Total Operating Expenses	\$3,231,950.49	\$3,791,615.00	-\$559,664.51	-14.8%	
Net Profit	\$1,154,003.64	\$1,090,670.00	\$63,333.64	5.8069%	
(1) Timing of receipt of grant re RTR - Works will not be completed this year					
(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

Eleven (11) dogs were registered in March with 1029 YTD total. YTD, 21 dogs has been impounded, 62 infringements issued, 17 warnings given, 2 animals surrendered, no dogs seized and no dog has been euthanized. There have been 5 lost dog calls and 20 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. This 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. Four (4) temporary food business registrations were issued for the month. YTD 1 place of assembly licence has been issued, 52 immunizations have been conducted and there are 20 suppliers of private water. Five (5) food business inspections were carried out this month totalling 48 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 16 applications for March and approved 18 applications. The building department currently consists of a permanent full time Building Administration Officer and two contractors, namely a building surveyor and a plumbing inspector. Applications are being processed within the required timeframes.

Statutory Planning

Council received 30 applications in March and approved 33 applications. Seven (7) applications were placed on section 54 for the month. There were 14 NPR applications approved for the month with 70 YTD (no permits required). The planning department consists of one permanent Manager Planning & Special Projects, one 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 114 deposits (1062 YTD), 45 withdrawals (323 YTD), 15 transfers (88 YTD), no new account enquiries (0 YTD) and 21 general enquiries (158 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	30	210
Applications Approved	33	222
Placed on Section 54	7	
Applications Refused		3
Applications Withdrawn		
NPR – No Permit Required approvals	14	70
Visitor Accommodation Approvals	2	35
BUILDING		
Application Received	16	175
Applications Approved	18	165
ANIMAL CONTROL		
Dogs Registered	11	1029
Kennel Licences Issued/renewed		5
Dogs Impounded	6	21
Dogs Seized		
Dogs Surrendered		2
Dogs Euthanized		
Warnings Issued	3	17
Complaints	4	20
Infringements		62
Lost Dog calls	1	5
Other	2	7
ENVIRONMENTAL HEALTH		
Immunisations	35	87
Food Business Registrations	7	110
Temporary Food Business Registrations	4	15
Food Business Inspections	5	48
Place of Assembly Licences		1
Environmental Nuisances		
Abatement Notices		15
Notifiable Diseases		1
Recreational Water Sampling		15
Suppliers of Private Water		20
Water Carriers		3
Regulated System Registration		2
Major Incidents notified to DPIPWE		
BENDIGO BANK		
Deposits	114	1062
Withdrawals	45	323
Transfers	15	88
New Accounts		
Other	21	158
No of days whereby no transactions/enquiries carried out		1

APPLICATIONS RECEIVED AND APPROVED FOR March 2017

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

Planning DA No	Type	Location	Description	Status	Received	Resolved
17277	D	28 Jetty Road, Coles Bay	Two Visitor accommodation units	Approved		01-03-18
17281	D	RA10889 Tasman Highway, Little Swanport	Change of use to food services and retail and building alterations	Approved		13-03-18
17294	D	RA10922 Tasman Highway, Little Swanport	Cellar Door	Approved		13-03-18
18007	D	Land between RA1009 & RA1269 Dolphin Sands Road, Swansea	Outbuilding, access and vegetation clearing	Approved		27-03-18
18016	D	2 Vernon Court, Orford	Change of use from outbuilding to dwelling and addition & new outbuilding	Approved		08-03-18
18017	D	5 Russell Street, Orford	Outbuilding	Approved		06-03-18
18022	D	22 Erica Street, Orford	Outbuilding	Approved		08-03-08
18024	D	Tasman Highway, Swansea	Solar panels & battery storage	Approved		08-03-18
18028	D	7 Freycinet Court, Swansea	Dwelling & Outbuilding	Approved		22-03-18
18031	P	1046 Dolphin Sands Road, Swansea	Outbuilding	Approved		08-03-18
18032	P	346 Dolphin Sands Road, Swansea	Addition to Dwelling	Approved		08-03-18
18033	P	1319 Wielangta Road, Rheban	Addition to outbuilding & dwelling	Approved		19-03-18
18035	NPR	46 Gordon Street, Bicheno	Addition to dwelling & new outbuilding	Approved		15-03-18
18036	NPR	2 Gordon Heights, Bicheno	Outbuilding (Carport)	Approved		08-03-18
18038	NPR	10 Barton Ave, Triabunna	Dwelling	Approved		22-03-18
18040	D	39 Walpole Street, Orford	Addition to outbuilding	Approved	01-03-18	27-03-18
18041	NPR	CT171810/101 Rheban Road, Spring Beach	Dwelling	Approved	05-03-18	15-03-18
18042	NPR	Lot 59/part of RA23-27 Swanwick Road, Coles Bay	Dwelling	Approved	05-03-18	08-03-18

18043	NPR	Lot 60/part of RA23-27 Swanwick Road, Coles Bay	Dwelling	Approved	05-03-18	08-03-18
18044	D	53B + 53C Burgess Street, Bicheno	Multi tenancy retail shops	In progress	05-03-18	
18045	E	4 Arnol Street, Swansea	Planning Scheme Amendment 2018/02 rezone to Local Business	In progress	12-03-18	
18046	NPR	3 Redill Drive, Bicheno	Outbuilding	Approved	13-03-18	22-03-18
18047	NPR	15 Cooks Court, Swansea	Addition to outbuilding	Approved	06-03-18	19-03-18
18048	P	177 + 175 Saltworks Road, Little Swanport	Cancellation of Strata	Approved	08-03-18	20-03-18
18049	NPR	52 Shaw Street, Swansea	Dwelling	Approved	07-03-18	19-03-18
18050	P	RA127 Swanwick Drive, Coles Bay	Change of Use to visitor accommodation	Approved	07-03-18	19-03-18
18051	NPR	7 Inkerman Street, Triabunna	Addition to Dwelling	Approved	08-03-18	19-03-18
18052	D	CT170049/3 (off Crossins Road) Tasman Highway, Swansea	Container	In Progress	17-03-18	
18053	NPR	6 Lyne Court, Coles Bay	Dwelling	In Progress	20-03-18	
18054	D	27 Redbill Drive, Bicheno	Dwelling/visitor accommodation	In progress	14-03-18	
18055	NPR	12 Nailer Ave, Bicheno	Outbuilding	Approved	16-03-18	27-03-18
18056	P	41 Shaw Street, Swansea	Change of use to visitor accommodation	Approved	20-03-18	27-03-18
18057	D	13566 Tasman Highway, Swansea	Planning Scheme Amendment 2018/3	In Progress	22-03-18	
18058	NPR	RA145 Swanwick Drive, Coles Bay	Dwelling	Approved	26-03-18	27-03-18
18059	D	2 Bridge Street, Swansea	Food Service & Outbuilding	In Progress	26-03-18	
18060	NPR	3 Franklin Street, Swansea	Signage	In Progress	22-03-18	
18061	NPR	7 Russell Street, Orford	Outbuilding (container)	Approved	23-03-18	29-03-18
18062	NPR	49 Slipway Road, Triabunna	Solar panels on roof	Approved	22-03-18	27-03-18
18063	D	1 Tasman Highway, Bicheno & adjoining road reservation & crown land	Six visitor accommodation units, managers residence	In progress	23-03-18	

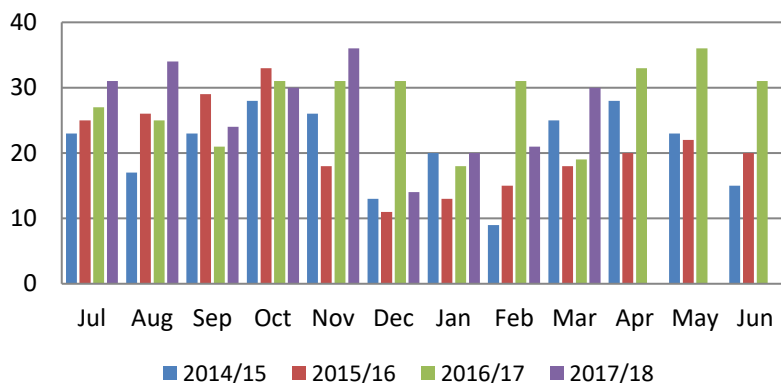
18064	D	RA14635 Tasman Highway Swansea, 130 Spring Vale Road Cranbrook, RA80 Glen Gala Road Cranbrook, 16017 Tasman Highway Apslawn, RA15917 Tasman Highway Apslawn	Signage (wineries)	In Progress	29-03-18	
18065	NPR	5 Hazards View Drive, Coles Bay	Addition to dwelling	In Progress	28-03-18	
18066	NPR	84 West Shelly Road, Orford	Addition to dwelling	In Progress	27-03-18	
18067	D	RA76 Triangle Marsh Road, Swansea	Outbuilding	In Progress	29-03-18	
18068	D	31 French Street, Orford	Dwelling	In Progress	29-03-18	

SUBDIVISIONS SA No					
18001	7 Burgess Street, Swansea	Subdivision into two lots	Approved		27-03-18
18002	24 Victoria Street, Triabunna	Subdivision into two lots	Approved		26-03-18
18005	(Part Of) 70 West Shelly Road, Orford & 72 West Shelly Road, Orford	Boundary Adjustment	Approved		27-03-18
18006	46 Charles Street, Orford	Subdivision into 12 lots	In progress	21-03-18	

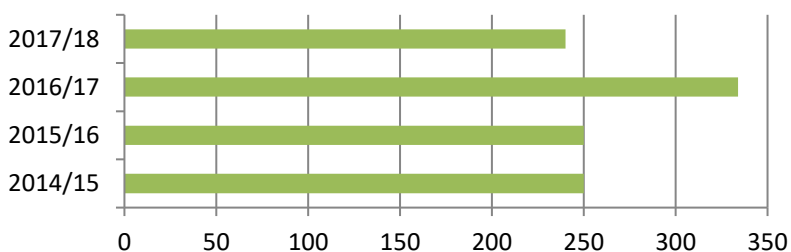
BUILDING BA No					
17212	83-85 Barton Avenue, Triabunna	Dwelling	Approved		20-03-18
17216	4 Pine Hills Court, Orford	Dwelling	Approved		08-03-18
17228	28 Jetty Road, Coles Bay	Visitor Accommodation units	Approved		20-03-18
18011	48 Cambria Drive, Swansea	Alterations & additions to dwelling	Approved		14-03-18
18014	4 Garnet Ave, Coles Bay	Café & Accommodation Unit	Approved		14-03-18
18015	23 Jetty Road, coles Bay	Outbuilding	Approved		07-03-18
18023	14 Nailer Ave, Bicheno	Building Certificate	Approved		07-03-18
18024	5602 Tasman Highway, Buckland	Plumbing Only – upgrade septic tank	Approved		14-03-18

18025	7 Royle Avenue, Coles Bay	Plumbing Only – upgrade septic tank	Approved		05-03-18
18026	349 Harveys Farm Road, Bicheno	Outbuilding	Approved		21-03-18
18029	17 Chadwin Ave, Bicheno	Dwelling	Approved		07-03-18
18030	159 Saltworks Road, Little Swanport	Roof Top solar panels	Approved	02-03-18	13-03-18
18031	RA392 Rheban Road, Spring Beach	Additions & new dwelling, shipping container, pergola and garage	Approved	07-03-18	13-03-18
18032	2898 Freycinet Drive, Coles Bay	Alterations & additions to lodge and guest house	Approved	07-03-18	29-03-18
18033	38 Tasman Highway, Orford	Outbuilding	Approved	08-03-18	13-03-18
18034	25 Esplanade, Swansea	Plumbing Only	In progress	13-03-18	
18035	RA1784 Coles Bay Road, Coles Bay	Alterations & additions to Restaurant	In progress	13-03-18	
18036	RA12371 Tasman Highway, Swansea	Outbuilding – Stage 1	Approved	14-03-18	15-03-18
18037	1/3 Old Convict Road, Orford	Alterations & additions to dwelling	In progress	20-03-18	
18038	6 Trochus Street, Orford	Outbuilding	Approved	20-03-18	22-03-18
18039	5 Russell Street, Orford	Outbuilding	Approved	20-03-18	26-03-18
18040	3 Franklin Street, Swansea	Low risk plumbing	In progress	21-03-18	
18041	Lot 27 Aqua Sands Drive, Swansea	Dwelling	In progress	26-03-18	
18042	RA50 Mercury Place, Spring Beach	Outbuilding	In progress	26-03-18	
18043	1 Aqua Sands Drive, Swansea	Multiple Dwellings	In progress	27-03-18	
18044	PID: 5976280 Esplanade East, Triabunna	Solar Panels	In progress	28-03-18	
18045	RA62A Bernacchi Drive, Orford	Dwelling	In progress	29-03-18	

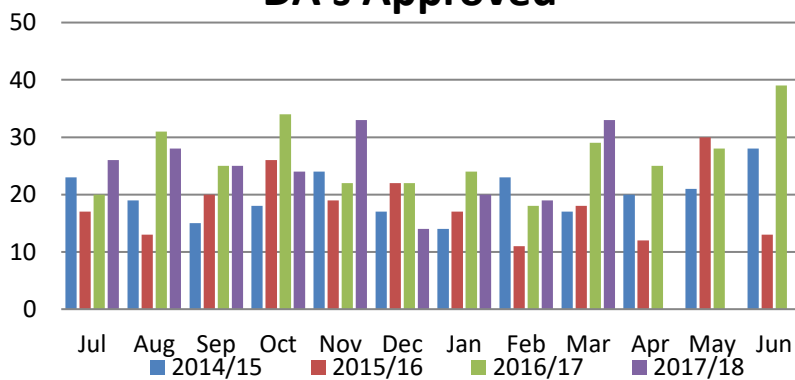
DA's Received



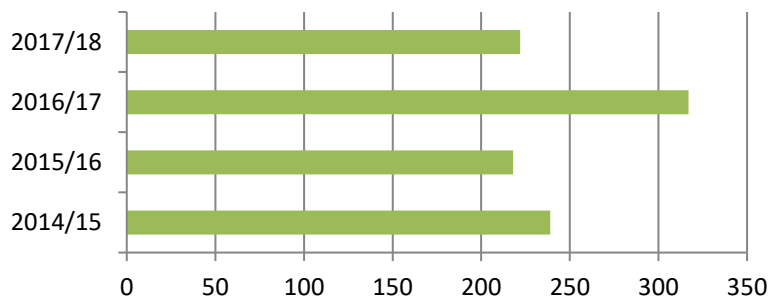
DA Received Financial Year Totals



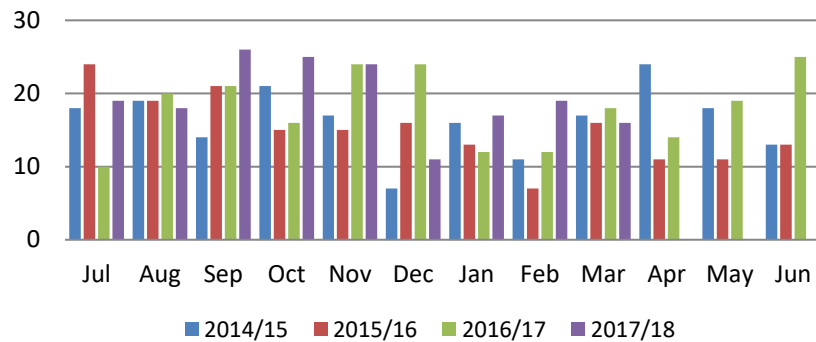
DA's Approved



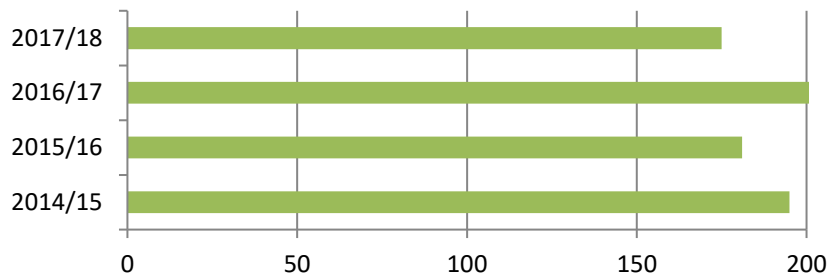
DA Approved Financial Year Totals



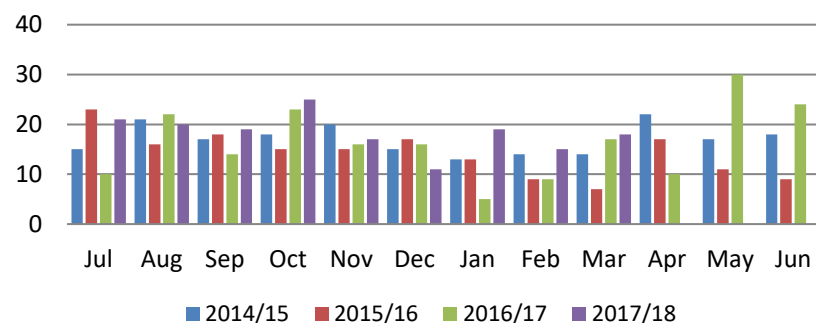
BA's Received



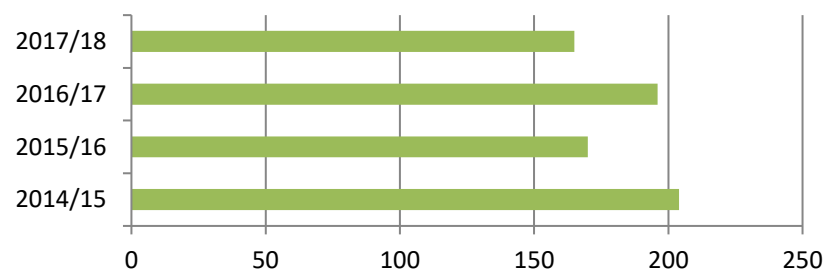
BA Received Financial Year Totals



BA's Approved



BA Approved Financial Year Totals





Profit & Loss					
Glamorgan Spring Bay Council					
REGULATORY SERVICES					
For the month ended 31st March 2018					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$71,307.14	\$42,770.00	\$28,537.14	66.7%	(1)
OTHER INCOME	\$13,158.40	\$18,803.00	-\$5,644.60	-30.0%	(1)
RATES AND CHARGES	\$83,678.50	\$82,820.00	\$858.50	1.0%	
SHARE OF GENERAL RATE	\$322,000.00	\$322,000.00	\$0.00	0.0%	
STATUTORY FEES AND FINES	\$318,882.75	\$239,307.00	\$79,575.75	33.3%	(2)
USER FEES	\$9,384.36	\$13,730.00	-\$4,345.64	-31.7%	(3)
Total Income	\$818,411.15	\$719,430.00	\$98,981.15	13.8%	
Gross Profit	\$818,411.15	\$719,430.00	\$98,981.15	13.7583%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$17,235.00	\$17,235.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$442,343.11	\$355,343.00	\$87,000.11	24.5%	(4)
FINANCE COSTS	\$0.00	\$1,400.00	-\$1,400.00	-100.0%	
MATERIALS AND SERVICES	\$334,307.16	\$243,477.00	\$90,830.16	37.3%	(5)
Total Operating Expenses	\$793,885.27	\$617,455.00	\$176,430.27	28.6%	
Net Profit	\$24,525.88	\$101,975.00	-\$77,449.12	-75.9491%	
(1) Public Open Space & subdivision contrlbutions 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

Prosser House Advisory Committee

A meeting of the Prosser House Advisory Committee was held on Thursday, 12th April, 2018 and the following matters were discussed.

- An Open Day held at Prosser on 20th March was well attended. Australia Post was used to distribute flyers.
- Prosser has recently gained seven (7) new clients, five of whom came as a result of the Open Day activities and information.
- The annual Spring Bay Lions Club luncheon for Prosser was held at the RSL in Triabunna and attended by 26 clients. Spring Bay Lions have been organising this luncheon in excess of ten (10) years.
- A Quality Review was completed by the Agency on 6th April with positive feedback.
- Food Safety Audit has been undertaken at Prosser – good outcome.
- Board of Management of South-Eastern Community Care will hold its May meeting in Triabunna.
- Prosser will have been operating for 25 years on 29th May, 2018. A possible function is being discussed for June when the Orford Hall is completed.

Support for East Coast Businesses

State Growth will be presenting a free forum for local business operators to promote the Tasmanian Government's free services and programs available to assist small businesses.

The forum will be held on **Wednesday, 18th April, 2018** from 6.15 pm – 7.45 pm at Gallery Art Spaces.

Well-known Tasmanian business person, **Wendy Kennedy**, will be one of the guest speakers and will provide tips on running a successful business.

Medical Students

Each year a group of 2nd year medical students from the University of Tasmania come to Triabunna for a week to gain, amongst other things, a better understanding of health care networks and the role of the doctor in rural communities.

Council will be hosting a morning tea to welcome the students on Monday, 30th April at 10.00 a.m. in the Recreation Room at the old Council Chambers.

Visit by the Governor of Tasmania

An official visit to Glamorgan Spring Bay by Her Excellency the Governor of Tasmania and Mr. Warner will take place on Tuesday, 8th May, with the main event being a civic reception.

An itinerary is currently being prepared in conjunction with Government House and will be circulated to Councillors when finalised.

Donation of Art Work

Local artist, Amanda Tsang, who won the Glamorgan Spring Bay Council Award for Works on Paper at this year's Art Prize, has very kindly and generously donated the 'sister' artwork to Council. The artwork is ink on rice paper titled Yes and has been hung in the foyer of the Council offices.

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	139/17
Swansea Community Christmas Parade Group	1,000	
Freycinet Association Inc.	1,000	150/17
Swansea Primary School	1,000	22/18
Total	5,500	



Profit & Loss				
Glamorgan Spring Bay Council				
COMMUNITY DEVELOPMENT AND ADMINISTRATION				
For the month ended 31st March 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$22,982.32	\$5,100.00	\$17,882.32	350.6% ▲
SHARE OF GENERAL RATE	\$546,008.00	\$546,008.00	\$0.00	0.0%
Total Income	\$568,990.32	\$551,108.00	\$17,882.32	3.2%
Gross Profit	\$568,990.32	\$551,108.00	\$17,882.32	3.2448%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$22,860.00	\$22,860.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$268,141.73	\$297,640.00	-\$29,498.27	-9.9% ▲
MATERIALS AND SERVICES	\$68,500.19	\$90,429.00	-\$21,928.81	-24.2% ▲
Total Operating Expenses	\$359,501.92	\$410,929.00	-\$51,427.08	-12.5%
Operating Profit	\$209,488.40	\$140,179.00	\$69,309.40	49.4435%
(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**
Construction and Engineering plans for the Swansea 'Loo with a View' toilet facility at Jubilee beach have been finalised. All documentation has been lodged with the Building Surveyor to obtain a Building Permit. An application has been made to TasWater for a Certificate of Certifiable works to allow for new sewerage and water connections.
- **Orford Community Hall**
Work has commenced on the Orford Community Hall. A security fence has been installed around the construction site in preparation for the demolishing of the old toilet block. Once complete the extension to the hall will include new toilet facilities including a disabled access toilet and an additional storage room and a new rear access with a disability access ramp.
- **Triabunna Wharf Wash Down Bay**
Adjacent to the new toilet block at the Triabunna wharf Council is installing a wash down bay. Parks & Wildlife received a grant to fund this project which when complete will enable people to wash down boots and shoes, bicycles and wheel chairs.
The wash down bay will help prevent the transfer of seeds to and from Maria Island.

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 has applied to MAST for funding through the Recreational Boating Fund to replace the loading jetty at the Swan River boat ramp North of Swansea. 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 has completed installation of 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 was also 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 still has some work to be done and this will now take place in May 2018 due to relocation of equipment and materials to 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	4
Waiting list for Large Commercial Fishing Boat Berths (Triabunna)	4
Waiting list for Recreational Boat Berths (Triabunna)	13
Available Small Boat Berths (Triabunna)	9



Profit & Loss					
Glamorgan Spring Bay Council					
BUILDINGS AND MARINE INFRASTRUCTURE					
For the month ended 31st March 2018					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$1,152,621.00	\$1,247,127.00	-\$94,506.00	-7.6%	(3)
OTHER INCOME	\$996,494.32	\$12,400.00	\$984,094.32	7936.2%	(1)
SHARE OF GENERAL RATE	\$146,632.00	\$146,632.00	\$0.00	0.0%	
USER FEES	\$242,315.10	\$298,077.00	-\$55,761.90	-18.7%	(2)
Total Income	\$2,538,062.42	\$1,704,236.00	\$833,826.42	48.9%	
Gross Profit	\$2,538,062.42	\$1,704,236.00	\$833,826.42	48.9267%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$216,023.00	\$216,023.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$100,098.64	\$98,933.00	\$1,165.64	1.2%	
FINANCE COSTS	\$43,718.60	\$75,114.00	-\$31,395.40	-41.8%	(4)
MATERIALS AND SERVICES	\$1,290,165.56	\$167,996.00	\$1,122,169.56	668.0%	(1)
Total Operating Expenses	\$1,650,005.80	\$558,066.00	\$1,091,939.80	195.7%	
Net Profit	\$888,056.62	\$1,146,170.00	-\$258,113.38	-22.5196%	
(1) Revenue offset with expenditure - Also needs transfer to capital					
(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

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. A key site at Buckland that is regularly targeted by illegal firewood collectors will be surveyed to determine the extent of timber being removed along with evidence of relevant legislation breaches.

Catchments to Coast

Due to Australian Government requirements, this financial year's NRM South funded projects were required to be completed and reported on by the end of March. All projects except one were completed by the deadline and reporting has been submitted to and accepted by NRM South. As usual, the reporting process to NRM South takes a significant amount of time for Council's NRM staff.

The early completion/reporting deadline was due to the Australian Government finishing Phase 1 of the National Landcare Program (NLP). What Phase 2 of the NLP will look like remains to be seen.

The outstanding project was from the 'High value species, places and communities' funding stream. The project had to be altered at short notice due to circumstances beyond our control. It will now be used to develop native plant identification/information signage for the Rita and Doris Reserve in Coles Bay.

Continue to implement the GSB Weed Management Plan.

Response to requests for advice and support around weed issues is ongoing. Reports of Chilean Needle Grass infestations has been followed up with samples being sent through to the Tasmanian Herbarium.

Additional priority weed control work along the State Growth network in the municipality is underway.

Three staff attended DPIPW's refresher Weed Officer Training as per the *Weed Management Act 1999*.

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 at 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 now complete.

Planning is in process for the 'Science Stories VR Roadshow' event. So far Tassal have expressed interest in participating and other exhibitors are being approached.

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

Ongoing including participation in the statewide planning scheme as it relates to the management of natural resources.

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.59 will be held on Wednesday 9th May 2018 at the Swansea Town Hall.

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

The Bookend Trust has recently launched a new project called 'Nature Trackers' and their first citizen science project is called 'Where Where Wedgie'. This will involve a Wedge Tailed Eagle survey across Tasmania on Friday 25th, Saturday 26th & Sunday 27th May. The Bookend Trust is inviting as many people as possible across Tasmania to participate in the survey on one or more days and join in finding out the number and distribution of Wedge Tailed Eagles in the state.

We are pleased to be able to support the Bookend Trust team by helping them to arrange and promote their Where Where Wedgie workshop in Glamorgan Spring Bay. The workshop will be held on Saturday 5th May from 10am in the Old Swansea Courthouse (4 Noyes St). The aim of the workshop is to help survey participants understand the survey aims and methods and build on eagle ID skills. For further details visit www.naturetrackers.com.au

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

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

The working group agreed to the attached Terms Of Reference. The working group will meet quarterly to progress actions to this end.

Cities Power Partnership

Pledge summaries have been submitted to Climate Council of Australia. More details on how the pledges will be achieved to be submitted to council in the future.

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.

Currently working with Triabunna District School to set up Terracycle oral care and beauty products recycling as a Student Representative Council project as well as battery recycling collection at the school office.

Attended the Swansea Country Fair on 31st March with an NRM display focusing primarily on shorebirds and responsible dog and cat ownership. Well done to the Swansea Primary School team for organising another successful Country Fair.

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.

A proposal was received from JJ Richards re cardboard recycling infrastructure at the Waste Transfer Stations. Unfortunately the proposal was not acceptable. The bins proposed were not suitable for the sites and the cost was prohibitive. A response was sent to JJ Richards outlining our concerns and requesting the proposal be resubmitted. No response received to date.

GSBC is participating in the Regional Climate Change Initiative (RCCI) project called Regional and Municipal Energy and Emissions Project 2018. This project focuses on community sector emissions only, not emissions from Council owned assets. The aim of the project is to be able to provide the GSB community with reliable community energy emissions and trends. Local data will include:

- Metred electricity use in the LGA overtime by residential and business sector
- Metred electricity generation from renewable energy sources
- Number and type of vehicles, including electric vehicles
- Number of heat pump hot water systems installed

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 have developed for small areas of reserves that were not picked up in the current plans. Sites for National Tree Day events are being prepared in Orford, Triabunna and Bicheno.

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 March 2018					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$81,650.00	\$52,497.00	\$29,153.00	55.5%	(1)
OTHER INCOME	\$3,038.91	\$900.00	\$2,138.91	237.7%	(6)
SHARE OF GENERAL RATE	\$237,104.00	\$237,104.00	\$0.00	0.0%	
USER FEES	\$19,560.00	\$0.00	\$19,560.00		(5)
Total Income	\$341,352.91	\$290,501.00	\$50,851.91	17.5%	
Gross Profit	\$341,352.91	\$290,501.00	\$50,851.91	17.5049%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$12,357.00	\$12,357.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$228,041.43	\$194,615.00	\$33,426.43	17.2%	(4)
FINANCE COSTS	\$0.00	\$0.00	\$0.00		
MATERIALS AND SERVICES	\$6,412.26	\$8,110.00	-\$1,697.74	-20.9%	(3)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$6,485.00	\$5,400.00	\$1,085.00	20.1%	(2)
Total Operating Expenses	\$253,295.69	\$220,482.00	\$32,813.69	14.9%	
Net Profit	\$88,057.22	\$70,019.00	\$18,038.22	25.7619%	
(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					
(6) Minimal Dollars					

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 minutes of Section 24 Committees for the April agenda.

David Metcalf
General Manager

7. Officers' Reports Requiring a Decision

7.1 Endorsement of informal public exhibition process for the draft Glamorgan Spring Bay Planning Scheme

Responsible Officer – Manager Planning and Special Projects

Background

The purpose of this report is to allow for the submission of the Local Provisions Schedule (LPS) to the Tasmanian Planning Commission (TPC) for their approval to formally exhibit a draft LPS for community consultation.

The LPS makes up the local component of the Tasmanian Planning Scheme (TPS). The future TPS will have two parts:

1. The State Planning Provisions (SPP) which contain the majority of development control rules for the 23 zones and 16 codes that will make up the new planning scheme. The SPP is the rule book for the new planning scheme. The SPP has been approved by the Minister for Planning following a public exhibition process and TPC review.
2. The Local Provisions Schedule (LPS) which provides the zone and overlay maps, Particular Purpose Zones (such as for Spring Bay Mill) and any site specific development control.

Council staff have prepared a draft Local Provisions Schedule (LPS). This draft has been placed on informal public exhibition and has been developed through a process that has involved a number of steps, including:

- Reviewing the current interim planning scheme and public representations received on that scheme;
- Reviewing the 1994 planning scheme;
- Reviewing Guideline No. 1 Local Provisions Schedule (LPS): zone and code application, which outlines how the SPP zones and codes are to be used in the LPS;
- Numerous Technical Reference Group meetings with staff from Southern Council to clarify LPS policy and technical issues and achieve a consistent approach. The TRG has coordinated two consultancies funded by the State: (1) that identified priority vegetation and (2) on zoning agricultural land on a consistent, regional and best-practice basis having regard to the State Government directions contained in Guideline No 1.
- Briefings and information sessions with the TPC Panel that has been appointed to the initial processes of approving a draft for formal public exhibition.
- Informal consultation with the community and State agencies and infrastructure providers.

The SPP has been completed and approved by the Minister for Planning. The SPP, associated guidelines and other explanatory material can be viewed at www.planningreform.tas.gov.au.

The LPS is being prepared by Council. Once the LPS is complete, the LPS and SPP are essentially combined and the new planning scheme will be in force. To complete the LPS, Council requires the approval of the TPC following formal public consultation and public hearings.

Informal consultation has occurred. This is summarised in the supporting report at Attachment 1. Some modifications to the draft LPS have been made as a result of this process.

Council workshops on the LPS occurred on 13 March 2018 & 10 April 2018.

The matter was deferred at the March Council meeting. The following documentation has varied since then:

- Late submissions considered (attached)
- V2.1 of Draft LPS prepared which incorporates changes identified in the response to late submissions, and the inclusion of subdivision standards for the Saffire PPZ which were omitted in error and other modifications to that PPZ.
- A modified recommendation for Picnic Island – Landscape Management rather than Rural (updated attach 3).
- Modification to the visitor accommodation performance criteria for the Dolphin Sands PPZ to clarify that the maximum gross floor area is per site rather than per building.
- Addition of Vehicle Fuel Sales and Service to the Resort Residential SAP as a discretionary use and correction of typo related to signage in that SAP.

Composition of the current draft LPS for consideration for submission under s35(1)

The documentation that comprises the current draft LPS and which is subject to this report consists of:

- Draft zone mapbooks (11k town & 55k rural)
- Specific area mapbook
- Electricity transmission infrastructure protection mapbook
- Priority vegetation area mapbook
- Refugia and waterway and coastal protection area mapbook
- Scenic protection code mapbook
- Road attenuation area mapbook
- Coastal inundation area mapbook
- Coastal erosion mapbook
- Attenuation area mapbook

All of the above are available on the GSBC website and are the versions used for informal consultation. These maps are to be modified in accordance with the description of modifications contained in Attachment 3 to this report.

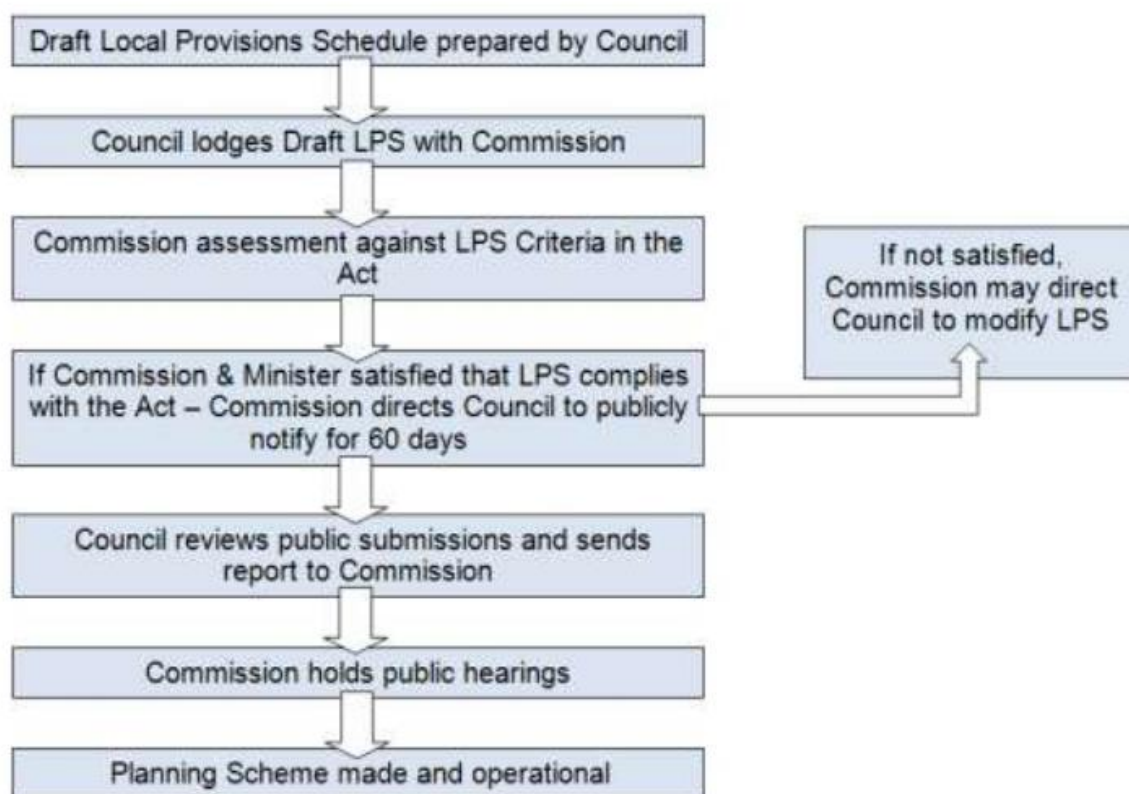
- Draft Local Provisions Schedule V2, which is Attachment 2 to this report, which includes modifications detailed in Attachment 3. The Draft Local Provisions Schedule has been provided to Councillors under separate cover.
- Supporting Report which is Attachment 1 to this report. The supporting report has been provided to Councillors under separate cover.

Process

The statutory process for consideration of a LPS is set out in Part 3A of LUPAA and is summarised in the diagram below. Because the process is lengthy, there is an opportunity to continue with informal consultation with the community so that those interested are informed as possible for when the formal process commences.

It is expected that the statutory process – which starts with the endorsement of the recommendations in this report – is expected to take at least 12 months to complete.

Upon submission of its LPS, the planning authority is required to demonstrate that the LPS meets the LPS Criteria set down in Section 34 of LUPAA, prior to submission to the TPC under Section 35.



In preparing and submitting its LPS, Council must demonstrate that the LPS is in compliance with the requirements of LUPAA. This is outlined in the attached supporting report.

Council must determine the most appropriate zones to apply to land from the list of available zones in the SPP's and the application of relevant codes. Council must also determine whether overriding local provisions are to be included in Particular Purpose Zones, Specific Area Plans or Site Specific Qualifications. When including local provisions that substitute, modify or add to the SPP's, Section 32(4) of the Act requires that Council demonstrate that the matter requires a tailored approach and provide justification that:

- the use or development to which the provision relates is of significant social, economic or environmental benefit to the State, region or municipal area; or
- that the area of land has particular environmental, economic, social or spatial qualities that require unique provisions.

Many existing provisions of the interim planning scheme (for particular purpose zones and specific area plans) are 'protected' and can transition into the LPS without any merit based assessment against section 32(5). A Ministerial declaration will formalise this transition in due course. Preliminary advice is outlined at Attachment 4.

Statutory Implications

The report seeks to start the legislative process that will result in a new planning scheme.

Budget Implications

There is no budget allocation for the LPS. Work undertaken is supported by State Government funding provided to the Southern Tasmanian Council's Authority. The LPS will require some relatively minor expenditure on GIS and mapping which can be accommodated within existing budgets.

Recommendation

That:

A. Council endorse that it is satisfied that the attached Local Provisions Schedule for Glamorgan Spring Bay meets the LPS Criteria of Section 34 of LUPAA.

B. That Council endorses the Local Provisions Schedule for Glamorgan Spring Bay and the supporting report for submission to the Tasmanian Planning Commission under Section 35(1).

C. Council delegates to the General Manager & Manager Planning and Special Projects its powers and functions to:

- a) submit the LPS to the Commission pursuant to Section 35(1) of LUPAA in the form outlined in this report;
- b) submit the provisions for transition under Schedule 6 of LUPAA to the Minister for Planning;
- c) modify the LPS if a notice is received from the Commission pursuant to Section 35(5)(b), and advise the Council of any such modification;
- d) exhibit the LPS pursuant to Sections 35B, 35C and 35D;
- e) Represent the Council at hearings pursuant to Section 35H.

D. Informal public consultation continue with regular updates reports to Council and the TPC until such time that the TPC has provided approval for formal public exhibition.

7.2 Council Representation on the Coles Bay Hall Committee

Responsible Officer – General Manager

Background

The Coles Bay Hall Committee is a Section 24 Special Committee of Council. Cllr Richard Parker is the current Councillor representative on this committee but has informed the Mayor that he would like to resign his position on this committee.

Council needs to nominate another representative for the Coles Bay Hall Committee.

Statutory Implications

Not applicable

Budget Implications

Nil.

Recommendation

That Council nominates a new Councillor representative for the Coles Bay Hall Committee.

7.3 Kerbside Vendors Policy

Responsible Officer – Manager Planning and Special Projects

Background

Council's Policy on the Regulation of Stalls and Kerbside Vendors is due for review in 2018. The last review was completed on 24 February 2015 (Decision ref: 21/15).

The current policy allows for the General Manager to issue a licence on a one-off, one-month, six-month or 12-month basis for:

- Food and coffee vans
- Stalls on footpaths
- Ticket boxes or site offices for events or tour companies
- Other pop-ups of any kind

Other than for temporary stalls, the current policy seeks to limit licences being issued within a town boundary or within 250m of a town boundary or any shop. Licences issued address any food handling or environmental health issues and requires \$5,000,000 minimum public liability.

The General Manager does have full discretion under the policy, including on the limitation on locating within town boundaries. Any refusals made by the General Manager may be appealed to a full meeting of the Council.

The Policy does apply to private, Council owned and Crown owned land.

On private land, vendors are exempt from planning permits if they are for an occasional event, which is undefined but taken to mean up to three months.

On Crown land, approval of Parks and Wildlife Service (PWS) will also be required. PWS have detailed policy and guidelines in place and also preclude food vans from certain locations.

Report

The major use of the policy is by food vans. Given the popularity of food vans and the flexibility they afford to meet peak visitor demand, it is appropriate to consider the future direction of food vans.

The following issues have been identified for consideration in reviewing the current policy:

- Is the current limitation to outside town boundaries appropriate?
 - Do existing businesses have the capacity to meet peak tourism demand particularly after hours?
 - Are existing physical businesses adversely impacted by food vans, or are they complementary business activities? Do existing physical business wish to diversity into food vans?
- Should or can 'pre-approved' sites be identified by Council? Where can food vans be encouraged or prevented?
- Should licences be issues for a 12 month period for one site? And if so should licences be renewed to the same vendor? Or should licences be required to move around the municipal area on a regular basis? Recently, one site has had licences issues for two separate businesses on a first-come, first-serve basis.

- Should there be a cash in lieu or other payment applied where existing public car parking spaces are occupied by the licence holder?
- Should the policy consider the type of offerings and consistency with tourism branding or other relevant industry marketing?
- Does the policy appropriately clarify what types of activities do and don't require a licence?

Approaches Elsewhere

Hobart City Food Van Program

Seeks to diversify the local economy and promote use of Tasmanian product. It allows trading in certain locations during specified time periods which have a 50m separation from existing business.

Launceston City

Limit activities in the CBD and on certain roads and within 200m of an existing business and 100m of a house between specified hours to limit noise issues.

Parks & Wildlife Service – Mobile Food Vendor Policy and Procedures

The policy has a number of criteria for approval for mobile food vendor, including:

- There is no impact to natural or cultural values of the site
- The service will enhance the overall visitor experience
- There is no impact to public access, or safety and the capacity of the site to suit the vendor activities
- The service is 'not in direct competition with permanently established services' nearby

Conclusion

It is considered that a review of the current policy should be undertaken. This should involve feedback from the community and existing licence holders on the above questions ahead of further deliberation by Council.

Statutory Implications

TBC

Budget Implications

Nil.


Recommendation

That Council resolves to:

Commence proceeding to engage with the community and existing licence holders requesting feedback on this report to assist with the review of the Kerbside Vendors Licence Policy.

Attachment: Policy – Regulation of Stalls and Kerbside Vendors (February 2015)

Attachment Item 7.3: Policy – Regulation of Stalls and Kerbside Vendors (February 2015)

 GLAMORGAN SPRING BAY COUNCIL	POLICY - REGULATION OF STALLS AND KERBSIDE VENDORS	1.1	
		Version 3	Date 24/02/15
Minutes Dated 24 February 15	Approved By: Council Decision No. 21/15	Review Date As required but no later than 2018	

1. OBJECTIVE

To regulate the sale and display of goods and food from temporary premises.

2. SCOPE

This policy incorporates all areas of the Glamorgan Spring Bay Municipal Area.

3. DEFINITIONS

- (i) 'authorised officer' means the Environmental Health Officer, and any other person appointed by the Council as an officer for the purposes of this policy;
- (ii) 'kerbside vendor' means any person who in the course of business, profession, trade or calling, sets up a stall in or on any highway, public reserve or private land in the municipal area for the purpose of carrying on trading activities involving the sale or display of food or wares to the public;
- (iii) 'stall' includes any vehicle, caravan, trailer, stand, trestle, structure or article in, on or under where food is kept for sale;
- (iv) 'stall holder' means any person other than a kerbside vendor who sets up a stall in the municipal area for the purpose of any activity involving the sale of food or wares to the public. This definition includes the person or organisation responsible for the management of a recognised community event (school fete, fair or other similar event).
- (v) 'recognised community event' means an event that is recognised by the Council as being for genuine community benefit, is not-for-profit and does not extend beyond a single day, unless approved by the General Manager;
- (vi) 'temporary stall' means stalls used by or on behalf of recognised non profit charities and community groups, school fairs and the like for the sale of food during a recognised community event. The determination of this definition shall be at the sole discretion of the General Manager.

4. PROCEDURE

- (a) Any person seeking licence as a kerbside vendor or stall holder shall make application to the Council in the form appearing as Form 1 in this Policy, furnishing amongst other things:-
 - (i) a statement in writing as to the food or wares proposed by the applicant to be sold or exposed for sale or display;

- (ii) a statement as to the location of the stall within the Glamorgan Spring Bay municipal area, within which the applicant proposes to operate;
 - (iii) the required licence period;
 - (iv) a description of the stall/vehicle and display/activity;
 - (v) in the case of a kerbside vendor or stall holder proposing to sell foodstuffs a Certificate from the Environmental Health Officer certifying that the method and manner of trading is to the satisfaction of the Environmental Health Officer.
- (b)
 - (i) The General Manager is empowered to approve, approve conditionally or refuse such an application and in the case of approval or approval conditionally, and subject to the payment of the fees prescribed, to issue on behalf of the Council a kerbside vendor's or stall holder's licence on the form appearing as Form 2 in this Policy. The applicant will be notified of the decision within two weeks of the application being received by the Council in writing.
 - (ii) If the General Manager refuses such an application the applicant is to be advised in writing of the grounds of refusal.
 - (iii) The applicant who has been refused a kerbside vendor's or stall holder's licence or who has been granted a kerbside vendor's or stall holder's licence with conditions endorsed thereon may appeal against such refusal or conditions or any of them to the Council in writing and this will be considered at the next Council meeting.
- (c) Every licence so issued shall be numbered consecutively and shall bear the date of the day it is issued and shall remain in force until 31 December next after the date thereof, unless previously cancelled and shall be in the form set forth as Form 2 in this Policy.
- (d)
 - (i) Each application for a licence or its renewal shall be accompanied by payment of such licence fee as prescribed by this clause or as may be changed from time to time by resolution of Council.
 - (ii) Licence Fees are set by Council annually and shown in the Fees and Charges Schedule.
- (e) Every licence issued pursuant to this Policy shall be subject to the following conditions:-
 - (i) any vehicle to be used for the sale or carriage or delivery of food for sale must be presented to the Environmental Health Officer for inspection and shall not be used for the purposes aforesaid unless the Environmental Health Officer has certified that the method and manner of usage proposed is to his satisfaction;
 - (ii) any such vehicle or stall shall at all times during the currency of the licence issued under this Policy be maintained to the satisfaction of the Environmental Health Officer;
 - (iii) kerbside vending or setting up of stalls (other than temporary stalls) is not permitted within the boundary of a town or otherwise within two hundred and fifty (250) metres of the town boundary or any shop, except with the prior written consent of the General Manager;
 - (iv) such other conditions as may be reasonably imposed.

5. DELEGATION

This policy delegates to the General Manager the authority to issue or refuse an application for a licence in accordance with this policy.

6. RESPONSIBILITY

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



7. REPORTING

A register of licences issued is to be maintained at the Council offices.

8. STATUTORY REQUIREMENTS

1. Local Government Act 1993
2. Public Health Act 2003
3. Food Act 1997

9. REFERENCES

Nil

10. ATTACHMENTS

1. Temporary Business Application Form
2. Kerbside Vendor or Stallholder Licence

7.4 By-Law Review/Renewal

Responsible Officer – Manager Regulatory Services

Background

The Environmental Health By-Law expires in December 2018 and is due for renewal.

Before we can commence the process of review/renewal we must first obtain an absolute majority resolution of Council of its intention to make the new by-law. Without this resolution, the new by-law would be invalid (section 156(2) of the Local Government Act 1993).

Outline of process on advice from our Legal Representative is below:

1. Council must pass a resolution by absolute majority of its intention to make the by-law (see s.156(1) of the *Local Government Act* 1993).
2. Council must prepare a regulatory impact statement for the proposed by-law and submit this statement to the Director of Local Government.
3. If the Director of Local Government is content with the regulatory impact statement, Council will be issued with a certificate to that effect.
4. Once Council receives the certificate from the Director of Local Government, the General Manager must give public notice of the proposed by-law.
5. The public notification period must run for at least 21 days and the notices must contain prescribed information (see r.36 of the *Local Government (General) Regulations* 2015)
6. During the public notification period any member of the public may lodge a submission with Council in response to the proposed by-law.
7. Once the public notification period closes, Council must consider each submission and then decide to either:
 - a. alter the proposed by-law; or
 - b. leave the proposed by-law 'as is' and resolve to make the by-law under Council's common seal.
8. If Council alters the proposed by-law and the amendments substantially change the purpose, or the effect on the public, of the proposed by-law then the public notification process must be repeated.
9. Once Council resolves to make the by-law:
 - a. a legal practitioner must certify that the by-law is in accordance with the law; and
 - b. the General Manager must certify that the by-law is in accordance with the *Local Government Act* 1993.
10. Following these certifications the new by-law must be published in the Government Gazette and a sealed copy must be sent to the Director of Local Government.
11. The new by-law will take effect on the date it is published in the Government Gazette unless the by-law specifies that it will come into operation on a later date.

It is proposed to conduct a workshop with Councillors prior to the draft by-law commencing the public consultation period. However, before we can commence this process we must comply with items 1 and 2 as detailed above and which form the recommendation below.

Statutory Implications

As outlined above.

Budget Implications

Nil.

Recommendation

1. In accordance with and for the purposes of s.156 (1) of the Local Government Act 1993, Council hereby resolves by absolute majority that it intends to make a Regulatory Services/Environmental Health by-law.
2. Council directs the General Manager to take all necessary steps under s.156A of the Local Government Act 1993 to prepare and submit a regulatory impact statement in respect of the proposed Regulatory Services/ Environmental Health by-law to the Director of Local Government.

7.5 Freycinet Volunteer Marine Rescue (VMR) Association

Responsible Officer – Manager Community Development & Administration

Comments

An application has been received from the Freycinet Volunteer Marine Rescue (VMR) Association, seeking financial assistance of \$767.00 under the Community Small Grants Programme towards the cost of equipment and training.

The project aims to address identified needs to prepare for the next boating season.

1. Inflatable Life Jacket Service

The Swansea based volunteer marine rescue vessel is now required (under Australian Maritime Safety Authority Regulations) to be operated to the same equipment standards as a commercial vessel. Annual 'return to manufacturer' service for the ten inflatable Stormy lifejackets used by the Association is mandatory.

2. UHF Portable Radios

The rescue vessel and tow vehicle are fitted with UHF radio. Two portable UHF radios are sought to enable communication between members engaged in shore based activities away from the vessel and/or vehicle. The radios are waterproof to IP67 standard (submersible to 1m for 30 minutes) and operate at up to 5W power – the maximum legal power available for use in Australia. Swansea RSL has undertaken fundraising to purchase the radios. Funding is sought for supplementary remote noise cancelling speaker/microphones to provide flexibility in the use of the radio, especially to leave two hands free whenever possible. The Association already owns a compatible external antenna for extended range as required and will be purchasing 'stubby' antennas to facilitate use of the radios in confined spaces.

3. Training

Assistance is sought for a volunteer to undertake training to become a trainer, in particular, the Enterprise Trainer – Presenting Skill Set, consisting of the units:-

- BSBCMM401 Make a Presentation
- TAEDEL301 Provide Work Skill Instruction

Since 2015 VMR members have been required to undertake accredited workplace skills training under the Maritime Training Package, in addition to marine radio and first aid training. This training is managed by Surf Life Saving Tasmania (SLST) but has, until now, been largely outsourced to external providers – Seafood Training Tasmania and Volunteer Marine Rescue Association Queensland, as registered training organisations with the Maritime Training Package. (SLST is not a Registered Training Organisation). SLST has reviewed delivery of training and has determined that, to make the training more relevant and cost effective, where possible, training will be delivered locally, by local trainers, on the actual equipment that is used by the volunteers.

Freycinet VMR has one accredited Trainer/Assessor based in Swansea. This training will provide an additional on-site trainer and allow the Association to comply with SLST's requirement that volunteers' competency shall not be assessed by the same person who delivered the training.

The project will address issues that promote safety and efficiency among marine rescue volunteers. Although the volunteers are based in Swansea they can be and are deployed anywhere in the municipal area, or beyond.

Total cost of the project is \$1,668.80, made up as follows:

10 Stormy Lifejacket Service @ \$40	400.00
2 Transport/Delivery @ \$30	60.00
2 ICOM IC-41PRO UHF Radio @ \$299.20	598.40
2 ICOM HM159 Noise cancelling speaker/mic. @ \$92.40	184.80
2 ICOM IC-41 Stubby Antenna @ \$30.80	61.60
1 Enterprise Trainer's Presenting Skill Set Training Course	100.00
1 night's accommodation	144.00
Dinner and breakfast (estimated)	70.00
Travel Swansea – Hobart return (estimated)	50.00
	\$1,668.80

The training course is 9.00 a.m. – 5.00 p.m. over two days.
SLST provides: training resources and materials; lunch and morning tea both days.

The Swansea RSL will be contributing \$720.00 to the project and the Freycinet Volunteer Marine Rescue (VMR) Association will contribute \$181.80.

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 \$14,500 remains.

Recommendation

That Council approves a grant of \$767.00 to the Freycinet Volunteer Marine Rescue (VMR) Association towards the cost of equipment and training.

7.6 Spring Bay RSL Sub-Branch Inc.

Responsible Officer – Manager Community Development & Administration

Comments

An application has been received from the Spring Bay RSL Sub-Branch Inc., seeking financial assistance of \$700 under the Community Small Grants Programme, towards the cost of the ANZAC day breakfasts and lunches and also towards the purchase of ten (10) tables.

The local sub-branch, over many years, has sponsored ANZAC Day breakfasts and lunches free or by donation.

This year the sub-branch is putting a levy of \$5 on lunch and providing a breakfast at no cost or by donation. This is a large impost on the sub-branch. Financial assistance of \$500 towards this cost is requested.

The sub-branch would also like financial assistance towards the cost of purchasing ten (10) trestle tables (\$49.90 each) for use at functions. The RSL equipment is then made available to other not-for-profit groups at no charge and a small charge to local community members.

The total cost of the project is \$999.00 and the Spring Bay RSL Sub-Branch will cover the balance \$299.00.

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 \$14,500 remains.

Recommendation

That Council approves a grant of \$700 to the Spring Bay RSL Sub-Branch Inc. towards the cost of the ANZAC Day breakfasts and lunches (\$500) and the purchase of ten (10) trestle tables (\$200).

7.7 Swansea Chamber of Commerce and Tourism – DAP Group

Responsible Officer – Manager Community Development & Administration

Comments

An application has been received from the Swansea Chamber of Commerce & Tourism, seeking financial assistance of \$500 towards the cost of sending the co-ordinator of the Swansea Destination Action Plan Group to a tourism industry conference to be held in Launceston on 9th and 10th May, 2018.

The Chamber believes that the co-ordinator will benefit greatly from many of the modules being presented at this conference, especially the keynote address by Frank Cuypers (Strategy Director, Destination Think!) with his topic “Designing the future of destination management: Global Practices (A copy of the program is attached.)

The total cost of the project is \$695.40 made up as follows:

Conference Costs	Day 1 (Workshop Day)	199.00
	Day 2 (Business Sessions Day)	240.00
Travel Expenses (own vehicle)		113.40
Overnight Accommodation		<u>134.00</u>
		695.40

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 \$14,500 remains.

Recommendation

That Council approves a grant of \$500 to the Swansea Chamber of Commerce towards the cost of the Co-ordinator of the Swansea Destination Action Plan sub-committee of the Swansea Chamber of Commerce and Tourism attending the Tasmanian Tourism Industry Conference in Launceston.

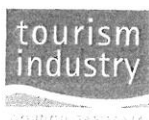
Attachment: Tasmanian Tourism Industry Conference Program

Attachment Item 7.7: Tasmanian Tourism Industry Conference Program

Program

Day 1 - Workshop Day

Wednesday, 9 May 2018
Country Club Tasmania, Launceston



gried to
— do.

Click on the title for more information on the workshop content and speaker

Rebecca White & Paige Rowett (Tourism ESchool)

Tell and Sell your Tassie Story on Social Media the Right Way

Darryl Connolly (Change Mob)

YOUR small business strategy in ten questions

Dewayne Everettsmith (mina-nina Tourism & Events)

Providing a Profound Cultural Experience Unique to Tasmania

Cat Carey (Head of Conversion and Global Operations, Tourism Tasmania)

Leveraging Tourism Tasmania's trade program

With thanks to the **Caravan Industry Association of Australia**

Rob Cameron (Adviser, Collins SBA)

A better tourism business

Rebecca White & Paige Rowett (Tourism ESchool)

The Art of Managing your Brand Reputation on Social Media and Review Websites to Breed Raving Advocates

Dr. Allison Anderson (Tourism Tasmania)

Using tourism research in your business

Jen Fry (Manager of Visitor Services, Tasmanian Parks & Wildlife Service)

The Know-Hows (and whats and wheres and whys) of best practice Eco-Tourism

With thanks to **TasTAFE Drysdale** - Official training provider to the Tasmanian tourism industry

Suellen Taylor (Culture Code)

How identity and human decision-making influences consumer behaviour



- Michelle Swallow (Director, Leadership & Change Consultants)

Working with Communities - What's in it for you?

Dr. Jody Steele (Interpretation Manager, Port Arthur Historic Site)

Creating a memorable experience for our visitors. The who, what and why of storytelling - Connecting people to places through engaging interpretation

- Mark Thomas (Director, M&M Communications)

Navigating the Tasmanian Media Landscape

With thanks to **Knight Frank** - Official Real Estate partner of the Tasmanian tourism industry.

- Frank Cupyres (Strategic Director, Destination Think!)

Destination Design and Management

- Daniel Zika & Kate Owen (Futago)

Better by design: How rebranding can improve your business

- Kate Cashman (Rest and Renewal Coach, The Breath Between)

How to 'better ourselves' in order to be "better together": your personal rest and renewal journal.

Sam Denmead (Tasmanian Tourism Awards Coordinator, Tourism Industry Council Tasmania)

Tourism Awards - Join the celebrations



Day 2 - Business Day

Thursday, 10 May 2018
Country Club Tasmania, Launceston

A bumper program of insights, intel, inspiration and imagination from a series of outstanding speakers from Tasmania, Australia and Overseas.

Registration all inclusive of access to full program + Morning Tea + Lunch + Afternoon Tea

Arrive nice and early for a good seat and an early start!

Daniel Leesong (Chairman, TICT)

Welcome

Hon Will. Hodgman MP (Premier of Tasmania and Minister for Tourism, Hospitality & Events)

Official Opening

Special Guest:

Andrew McEvoy (Australian Tourism Advocate)



Rodney Croome AM (Civil Rights Leader & Historian)

Tasmania's rich LGBTI Heritage and the future of 'Gay Tourism'

Jason Licht (2018 Tasmanian Tourism Future Leaders Scholar)

Forests, National Parks and Wine: Tourism Architecture of Northern California - Parallels and Lessons for Tasmania

Lisa Punshon (Acting CEO, TasTAFE Drysdale)

What does 'reinvigorating Drysdale' really mean anyway?

David Inches (Principal, Inspired by Marketing)

The Modern Journey

Sam Lees (Sam Lees Consulting)

Social Media Trends in 2018: What you need to know

Robert Smethills (Acting Manager, Canberra & Region Visitor Information Centre)

Delivering visitor information services in today's digital world



Rodney Croome AM (Civil Rights Leader & Historian)

Tasmania's rich LGBTI Heritage and the future of 'Gay Tourism'

Jason Licht (2018 Tasmanian Tourism Future Leaders Scholar)

Forests, National Parks and Wine: Tourism Architecture of Northern California - Parallels and Lessons for Tasmania

Lisa Punshon (Acting CEO, TasTAFE Drysdale)

What does 'reinvigorating Drysdale' really mean anyway?

David Inches (Principal, Inspired by Marketing)

The Modern Journey

Sam Lees (Sam Lees Consulting)

Social Media Trends in 2018: What you need to know

Robert Smethills (Acting Manager, Canberra & Region Visitor Information Centre)

Delivering visitor information services in today's digital world



With thanks to **Juicy Isle & Hartz** - Official Beverage Partners of the Tasmanian tourism industry.

Sheralee Davies (Wine Tasmania)

Would you rather drink more or drink better? Considering Tasmania's tourism in the context of wine...

(With thanks to Cumulus)

The 2018 Tasmanian Tourism Conference 'Legends of Tourism' Address

Lisa Choegyl (Tiger Tops Mountain Travel)

Tourism, conservation and community

(with thanks to the Tasmanian Parks & Wildlife Service)

5 Minute Challenge. What being 'the best tourism industry in the world' means to me:

Time to glam up for **Enchanted**, or start a safe trip home!

Tourism Industry Council Tasmania

About TICT

Tourism Accreditation

Tasmanian Tourism Awards



8. Miscellaneous Correspondence

8.1 Thank you letter: GSBC Art Prize 2018

11 Spit Farm Rd.
Opossum Bay
Tasmania 7023
26/3/18

The Community Dev^t Officer
Glamorgan Spring Bay Council
Triabunna 7190

Dear Ms. Turvey,

Just a brief note to thank the Glamorgan Spring Bay Council for selecting my painting for their acquisitive collection. I was so thrilled when informed and was only sorry I was unable to attend the Friday night opening. (I could say they showed excellent taste but then, I'm biased!)

I shall certainly pencil in 2020 on my work calendar.

Once again, my sincere thanks to all councillors.

Karen Marlowe

9. Motion Tracking Document

Last updated 18/04/2018

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.	No further action required. Complete
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
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

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 February	7.1	20/18	Approval of borrowing budget amendments, pipeline approvals and construction.	GM	GM authorised to proceed with Stage 1 Prosser Plains Raw Water Scheme (PPRWS) and Council to enter into an agreement with Tassal for delivery of raw water to Okehampton Bay on full cost recovery basis.	In Progress
27 th March	7.1	31/18	Endorsement of informal public exhibition process for the draft Glamorgan Spring Bay Planning Scheme	MPSP	Deferred to April 2018 Council Meeting so workshop can be held.	In Progress
27 th March	7.2	32/18	Tip Shop Feasibility Study	MW	Report received and to be considered in budget discussions.	In Progress
27 th March	7.3	34/18	Greenwaste Disposal – Waste Transfer Stations	MW	Free green waste disposal from 1 st July, 2018	Complete
27 th March	7.4	36/18	Dolphin Sands Ratepayers Association (DSRA)	MCD	Council to request the DSRA re-submit a grant application for a specific project.	In Progress
27 th March	7.5		Bicheno Destination Action Plan	GM	Resolved that the Bicheno DAP is received by Council.	Complete

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

Recommendation:

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

10. Questions Without Notice

11. Close

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

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