



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

For the Ordinary
Meeting of
Council to be
held at the
Swansea Town
Hall

27th September, 2016

NOTICE OF ORDINARY MEETING

Notice is hereby given that the next ordinary meeting of the Glamorgan Spring Bay Council will be held at the Swansea Town Hall on Tuesday, 27th September, 2016 commencing at 5.00pm.



Dated this Thursday 22nd September, 2016

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 RECORDING OF ORDINARY MEETINGS OF COUNCIL	5
1. OPENING	5
1.1 PRESENT AND APOLOGIES	5
1.2 IN ATTENDANCE	5
1.3 DECLARATION OF PECUNIARY INTERESTS.....	5
2. CONFIRMATION OF MINUTES AND WORKSHOPS	6
2.1 ORDINARY MEETING – AUGUST 23 RD , 2016.....	6
2.2 WORKSHOP HELD – AUGUST 23 RD , 2016	6
2.3 WORKSHOP HELD – SEPTEMBER 13 TH , 2016	6
3. PLANNING AUTHORITY SECTION.....	7
3.1 DA16069 – RA13110 TASMAN HWY, SWANSEA	8
3.2 DA16101 – 11 FLORENCE ST, COLES BAY	25
3.3 DA16108 – 73 BURGESS STREET, BICHENO.....	44
3.4 AM2016/01 & DA2016/00108 – SECTION 43A, 488 & 496 FREESTONE POINT ROAD, TRIABUNNA AND ADJOINING FORESHORE WATERS	58
3.5 AM2016/02 – PLANNING SCHEME AMENDMENT TO INTRODUCE SPRING BAY INDUSTRIAL SPECIAL AREA PLAN	86
4. PUBLIC QUESTION TIME	97
5. MAYORS' REPORTS.....	98
6. INFORMATION REPORTS	100
6.1 GENERAL MANAGER, DAVID METCALF	100
6.2 MANAGER WORKS, MR TONY POLLARD.....	111
6.3 MANAGER REGULATORY SERVICES, MRS. WINNY ENNISS	116
6.4 MANAGER COMMUNITY DEVELOPMENT & ADMINISTRATION, MRS LONA TURVEY	125
6.5 MANAGER BUILDINGS & MARINE INFRASTRUCTURE, MR ADRIAN O'LEARY	129
6.6 MANAGER NATURAL RESOURCE MANAGEMENT, MS MELANIE KELLY.....	134
7. MINUTES OF SECTION 24 COMMITTEES.....	139
7.1 TRIABUNNA COMMUNITY HALL COMMITTEE MEETING, MAY 2016	140
7.2 TRIABUNNA COMMUNITY HALL COMMITTEE MEETING, JULY 2016 (DRAFT)	146
7.3 YOUTH COUNCIL MINUTES, JUNE 2016.....	150
7.4 YOUTH COUNCIL MINUTES, SEPTEMBER 2016 (DRAFT).	152
8. OFFICERS' REPORTS REQUIRING A DECISION.....	154

8.1 LG COMMON SERVICES JOINT VENTURE	154
8.2 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT) 2016 BY-ELECTION (SOUTHERN ELECTORAL DISTRICT)	166
8.3 POLICY 3.6 RE-ALLOCATION OF BUDGETARY ITEMS FOR REMOVAL	168
8.4 POLICY 2.3 TREE MANAGEMENT (COUNCIL MANAGED LAND)	170
8.5 COMMUNITIES AND COASTAL HAZARDS LOCAL AREA REPORT – TRIABUNNA AND ORFORD.....	176
8.6 REVIEW OF THE DRAFT PROSSER RIVER CATCHMENT MANAGEMENT PLAN.....	177
8.7 BICHENO SESQUICENTENNIAL (150TH) CELEBRATION	178
8.8 EARTH OCEAN NETWORK INC.	180
 9. MISCELLANEOUS CORRESPONDENCE.....	 182
 9.1 UPDATE ON VOLUNTARY COUNCIL AMALGAMATIONS - LETTER TO MINISTER GUTWEIN FROM SERDA	 182
 10. NOTICES OF MOTION	 184
 10.1 BOATEL DEVELOPMENT AT THE TRIABUNNA MARINA AND WHARF PRECINCT	 184
 11. MOTION TRACKING DOCUMENT	 185
 12. QUESTIONS WITHOUT NOTICE	 188
 13. CONFIDENTIAL ITEMS (CLOSED SESSION)	 188
 14. CLOSE.....	 188

Audio Recording of Ordinary Meetings of Council

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

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

1. Opening

The Mayor to welcome Councillors, staff and members of the public and declare the meeting open at (Time).

1.1 Present and Apologies

1.2 In Attendance

1.3 Declaration of Pecuniary Interests

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

2. Confirmation of Minutes and Workshops

2.1 Ordinary Meeting – August 23rd, 2016

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 23rd August, 2016 be confirmed as a true and correct record.

2.2 Workshop Held – August 23rd, 2016

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, it is reported that a workshop was held at 3pm on Tuesday 23rd August in Triabunna. This workshop was to receive a briefing from architect Ross Brewin on the Swansea “Loo with a View” concepts and discuss Policy 3.6 Reallocation of Budgetary Items.

2.3 Workshop Held – September 13th, 2016

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, it is reported that a workshop was held at 3pm on Tuesday 13th September in Triabunna. This workshop was to receive an update from TasWater on the Swansea water supply and from Tassal on the proposed fish farm at Okehampton Bay.

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 DA16069 – RA13110 Tasman Hwy, Swansea

Planning Assessment Report

Proposal:	Single dwelling, ancillary dwelling and outbuilding
Applicant:	R & L Coenen
Location:	RA 13110 Tasman Highway, Swansea
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Rural Resource Zone
Application Date:	10 May 2016
Statutory Date:	30 September 2016 (by consent of applicant)
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for a dwelling, together with a separate annexe building, and outbuilding at RA 13110 Tasman Highway, Swansea.
- 1.2. The application is discretionary due to the proposed use reliance on a number of different performance criteria.
- 1.3. One statutory representation was received.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2016 / 00069.
- 2.2. This determination must be made no later than 30 September 2016, which has been extended beyond the normal statutory timeframe with the consent of the applicant.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

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

4. Relevant Background and Past Applications

- 4.1. Nil

5. Site Detail

- 5.1. The site is located at RA13110 Tasman Highway, Swansea, and is within the Rural Resource Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is a regular shaped lot, approximately 5ha in size. The site is relatively flat, is vacant and contains a mixture of native vegetation and pasture.
- 5.3. The site is bordered by Low Density Residential Zoned lots to the north, south and east. Land to the west, on the opposite side of the Tasman Highway, is within the Rural Living Zone. The immediately adjoining lot to the south is a Crown reserved road.

5.4. The site is unserviced.



Figure 1: An aerial photograph of the subject area.

6. Proposal

- 6.1. Planning approval is sought for dwelling, together with a separate annexe building, and outbuilding at RA13110 Tasman Highway, Swansea.
- 6.2. The dwelling is located midway along the southern boundary with a setback of 162m from the Tasman Highway and 25.8m from the southern boundary. The dwelling is single storey, two-bedroom structure. A deck is proposed along the full extent of the eastern elevation. External cladding is Colorbond Trimdeck in charcoal.
- 6.3. The annexe building is a 6.1m x 4.9m x 3m (approx.) structure that provides up to two bedrooms with a bathroom. This element was advertised as an ancillary dwelling (which is a subset of a single dwelling to provide for granny flats and similar) however the building labelled annexe of the plans has no kitchen or laundry. As such it does not meet the minimum requirements for an ancillary dwelling set out in the scheme. It is more appropriately considered as part of the single dwelling albeit in a separate structure. It is located approximately 15m west of the dwelling. The annexe is to be constructed from two shipping containers to be painted to match the dwelling.
- 6.4. The outbuilding is a 6m x 3.5m x. 3.5m carport located approximately 6m west of the dwelling.
- 6.5. Car parking areas are shown near the annexe in an open area.
- 6.6. Vehicular access exists on a driveway located in the southern corner. A second and new access is proposed from the northern corner. The site plan shows an extensive series of looped gravel driveways throughout the site, some of which currently exists.

7. Assessment against planning scheme provisions

7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.

7.2. The following provisions are relevant to the proposed use and development;

- Rural Resource Zone
- E4.0 Road and Rail Assets Code
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E10.0 Biodiversity Code

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

		Requirement	Proposed
1	Use	The use table provides that a single dwelling is discretionary.	
2	Sensitive use	Clause 26.3.1 provides that a new dwelling is discretionary.	
3	Discretionary use	Clause 26.3.3 provides performance criteria for all discretionary uses.	
4	Side setback	Clause 26.4.1 A2 provides a side boundary setback of 50m.	The southern side setback of each part of the proposal is 25.8m for the dwelling, 29m for the annexe and approximately 40m for the outbuilding.
5	Design	Clause 26.4.3 A1 provides that buildings and works must be located in an area clear of native vegetation.	The buildings and driveways extent through native vegetation, some of which has been recently removed.
6	New access	Clause E5.6.2 provides a performance criteria for any new access to a road in a speed environment of more than 60km/hr.	A new access in an 80km/hr environment.
7	Two access points	Clause E6.7.1 A1 provides that there should be one access per frontage.	More than one access
8	Biodiversity	Clause E10.7.1 A1 provides for a limited extent of clearing to low priority biodiversity values.	Clearing to moderate biodiversity values.

7.4. Discretion 1 – Use

7.4.1. A single dwelling is a discretionary use. This discretion is addressed below at section 7.4.

7.5. **Discretion 2 – Sensitive Use**

7.5.1. The performance criteria for a sensitive use provides:

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

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

7.5.2. The site has limited agricultural potential due to its size, characteristics and location. The dwelling is unlikely to conflict with agricultural use to the south which, although has a greater potential, is limited in nature.

7.6. **Discretion 3 – Discretionary use**

7.6.1. The performance criteria for discretionary use provides:

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

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

7.6.2. The site has limited agricultural potential due to its size, characteristics and location. The dwelling is unlikely to conflict with agricultural use to the south which, although has a greater potential, is limited in nature.

7.7. **Discretion 4 – Side setback**

7.7.1. The southern side setback of each part of the proposal is 25.8m for the dwelling, 29m for the annexe and approximately 40m for the outbuilding. The relevant performance criteria provides:

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

- (a) the topography of the site;*
- (b) the size and shape of the site;*

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

7.7.2. The proposed setback from the boundary, together with the width of the adjoining reserved road, is considered sufficient to mitigate any potential impact to the rural character.

7.8. **Discretion 5 - Design**

7.8.1. The buildings and driveways extent through native vegetation, some of which has been recently removed. The performance criteria provides:

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

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

7.8.2. It is considered that the clearing is minimal and unavoidable given the extent of native vegetation on the site. The impact to conservation values is discussed in reference to the Biodiversity Code below.

7.9. **Discretion 6 – New Access**

7.9.1. A new access is proposed in an 80km/hr speed environment. The performance criteria provides:

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

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

7.9.2. The proposal was referred to the Department of State Growth. Their comments are contained in the referral section and raise no issue with the proposal. As the access is to a State Road the applicant will require a detailed permit from the Department prior to construction.

7.9.3. A Traffic Impact Assessment for a RV park on the same land has been provided to Council. This application is a separate matter and has not yet been brought to Council.

7.9.4. In light of the advice from the Department of State Growth it is considered that the proposed new access point is acceptable.

7.10. Discretion 7 – Two access points

7.10.1. Two access points are proposed. The second access will not be readily used and will be reserved for emergency use only. The performance criteria provides:

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

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

7.10.2. The main consideration is the effect of traffic safety. The second access *has* better sight distance and therefore improves traffic safety. As noted above, the second access is supported by the Department of State Growth.

7.11. Discretion 8 – Biodiversity Code

7.11.1. The house site requires clearance to moderate biodiversity values. The performance criteria provides:

(b) if moderate priority biodiversity values:

- (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;*

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

7.11.2. The extent of clearing is minimal. Council's Natural Resource Management Unit recommend the inclusion of a number of conditions on any permit granted which is provide for the protection of remaining biodiversity values.

8. Referrals

8.1. TasWater

8.1.1. The proposal does not require referral to TasWater.

8.2. Department of State Growth

8.2.1. The Department advises:

Stategrowth has no objection in principle to the development application; however the applicant must comply in accordance with the Roads and Jetties Act 1935 Section 16, that no work can be carried out in a State highway or subsidiary road without approval from the Minister's delegate.

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

8.3. Council's Technical Officer

8.3.1. The application has been referred to Council's Technical Officer, who has provided conditions and advice to be included on the permit, should Council grant approval.

8.4. Council's Environmental Health Officer

8.4.1. Council's Environmental Health Officer has no concerns with the proposal.

8.5. Council's Natural Resource Management Unit

- 8.5.1. The NRM unit have reviewed at Natural Values Assessment provided with the application and recommended that a number of conditions be imposed on any permit granted.

9. Concerns raised by representors

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

<i>Issue</i>	<i>Response</i>
Impact to native vegetation	The extent of impact to native vegetation is minimal and is considered to be consistent with the provisions of the biodiversity code.
Impact of new vehicular access	As noted in section 7 of this report, there is no identified concern with the second and additional vehicular access point to the land.

10. Conclusion

- 10.1. The dwelling, together with a separate annexe building, and outbuilding at RA 13110 Tasman Highway, Swansea satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for approval.

11. Recommendations

That:

- A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for dwelling, together with a separate annexe building, and outbuilding at RA 13110 Tasman Highway, Swansea. (DA2016/00069), be APPROVED subject to the following conditions:

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. Any variation to external cladding or finish must be approved in writing by Council's General Manager.

Environmental Management

3. No native vegetation removal is to occur on the property outside of the proposed development footprint including the access, all approved buildings and associated infrastructure and for fire management. The development must avoid any non-essential removal of individuals of *Eucalyptus viminalis* white gum and any semi-mature or mature eucalypt trees or stags that may provide potentially future nesting habitat for hollow-dependent species.
4. Initial control of gorse within the proposed development footprint must be undertaken prior to commencement of the development.
5. Any gravel and earth products introduced to the site should be obtained from certified weed-free sources.
6. Earthmoving vehicles and equipment must be washed down before entering the site to prevent the introduction or spread of weeds.

7. During installation of services, access ways, etc., ensure moderate priority biodiversity values (habitat for *Hyalosperma demissum*) in close proximity to works areas are adequately flagged and that construction workers are aware of their locations, in order to avoid inadvertent and unnecessary impact beyond the works footprint. This includes locations for stockpiling materials, which should be excluded from areas of native vegetation where possible.

Access

8. The new vehicular access, from the road carriageway to the property boundary, must be constructed with a sealed surface to comply with Standard Drawings TSD-R03-v1 Rural Roads Typical Property Access, TSD-R04-v1 Rural Roads Typical Driveway Profile and TSD-RF01-v1 Guide To Intersection And Domestic Access Sight Distance or as otherwise required by the Department of State Growth.
9. All work on or affecting the State Road (Tasman Highway), including drainage, must be carried out in accordance with a permit provided by the Transport Infrastructure Services Division of the Department of State Growth. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the Roads and Jetties Act 1935.
10. The existing southern vehicle access must be gated and signed to the effect that it is for emergency access only.

Car Parking

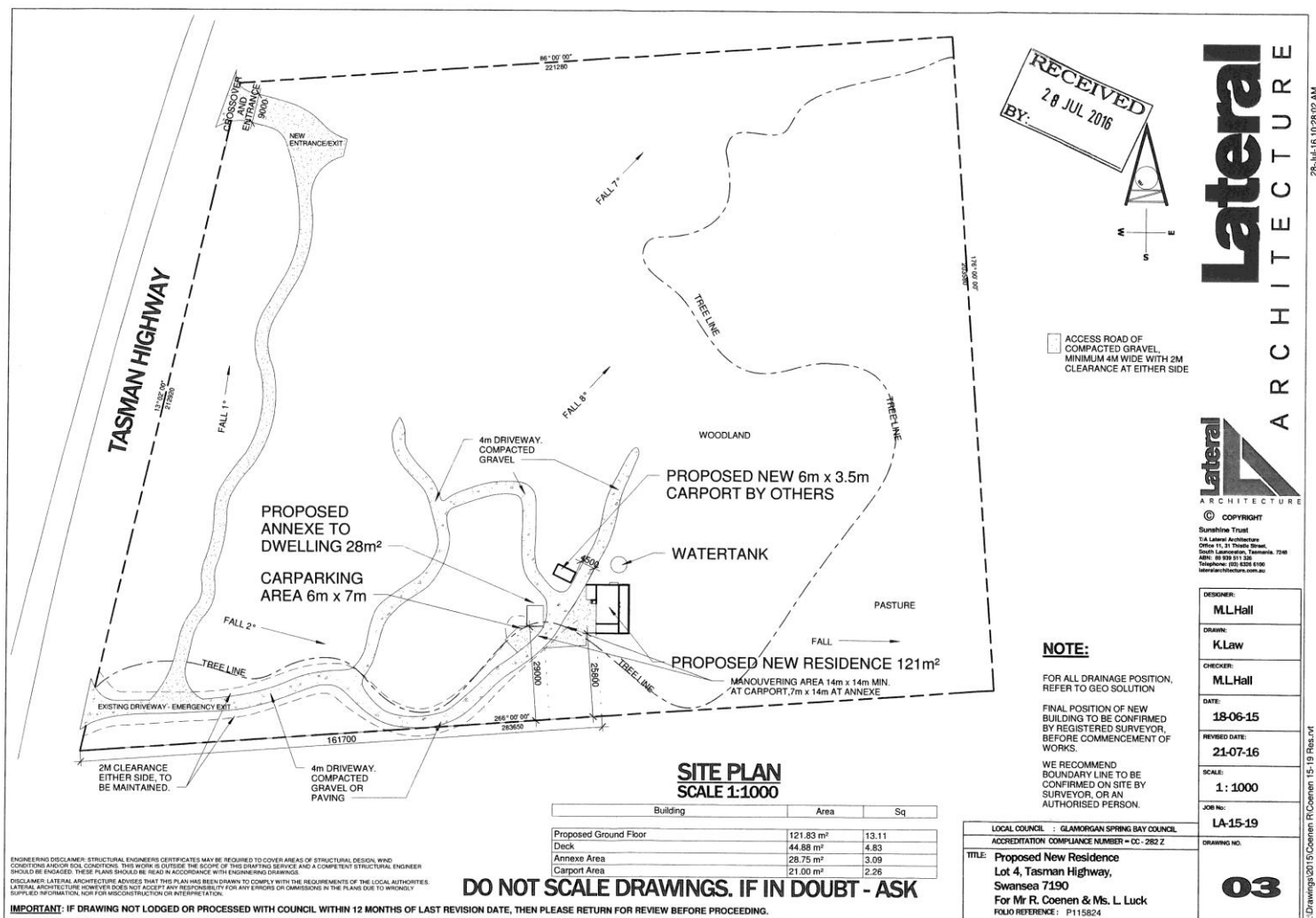
11. At least three (3) parking space must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
12. The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's General Manager, and must include all of the following;
 - a) Constructed with a durable all weather pavement
 - b) Drained to an approved stormwater system
 - c) Passing bays, 6 m long by 5.5 m wide at the road and every 30 m along the access, or as otherwise required for bushfire access.
13. The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's General Manager.

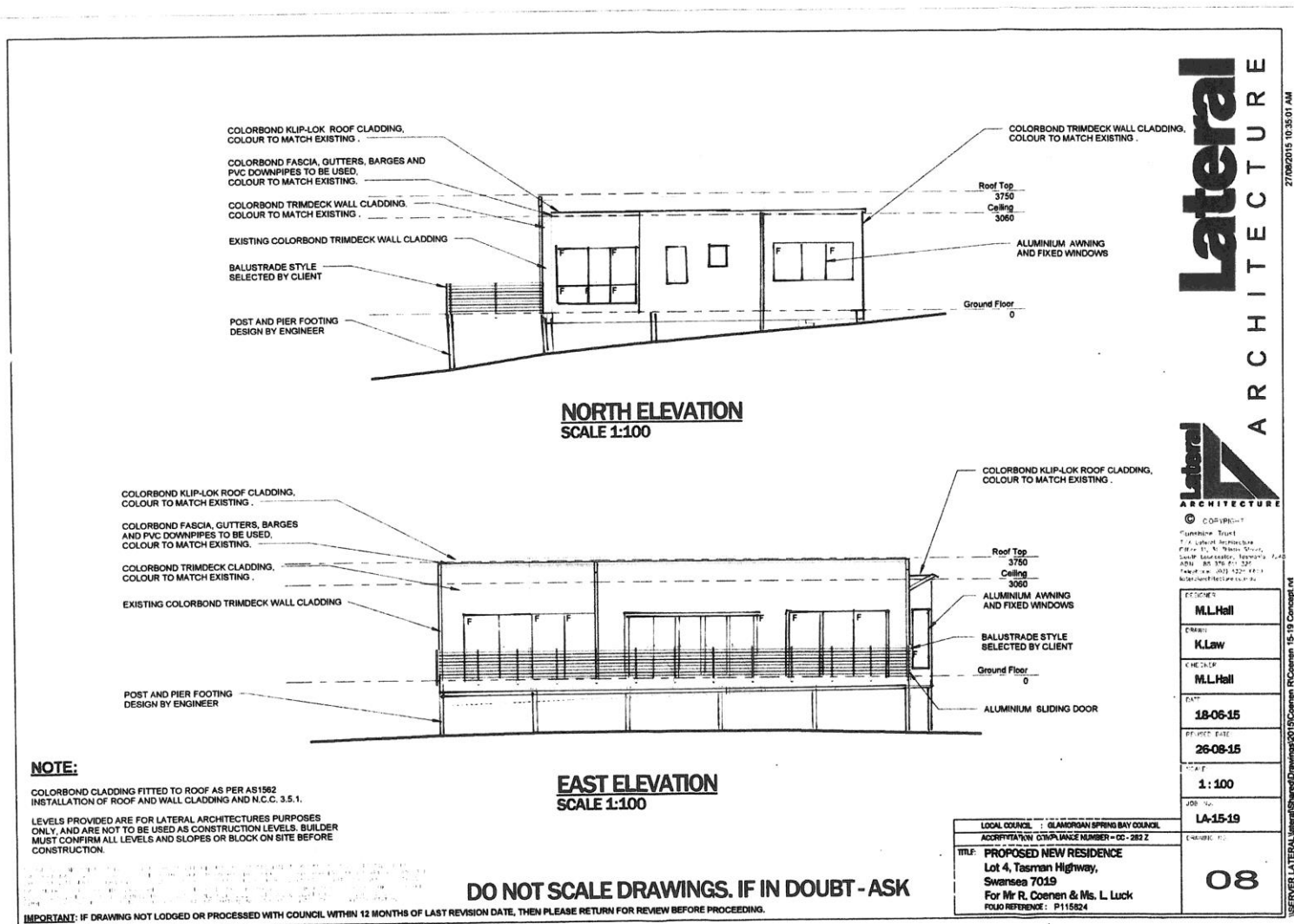
Stormwater

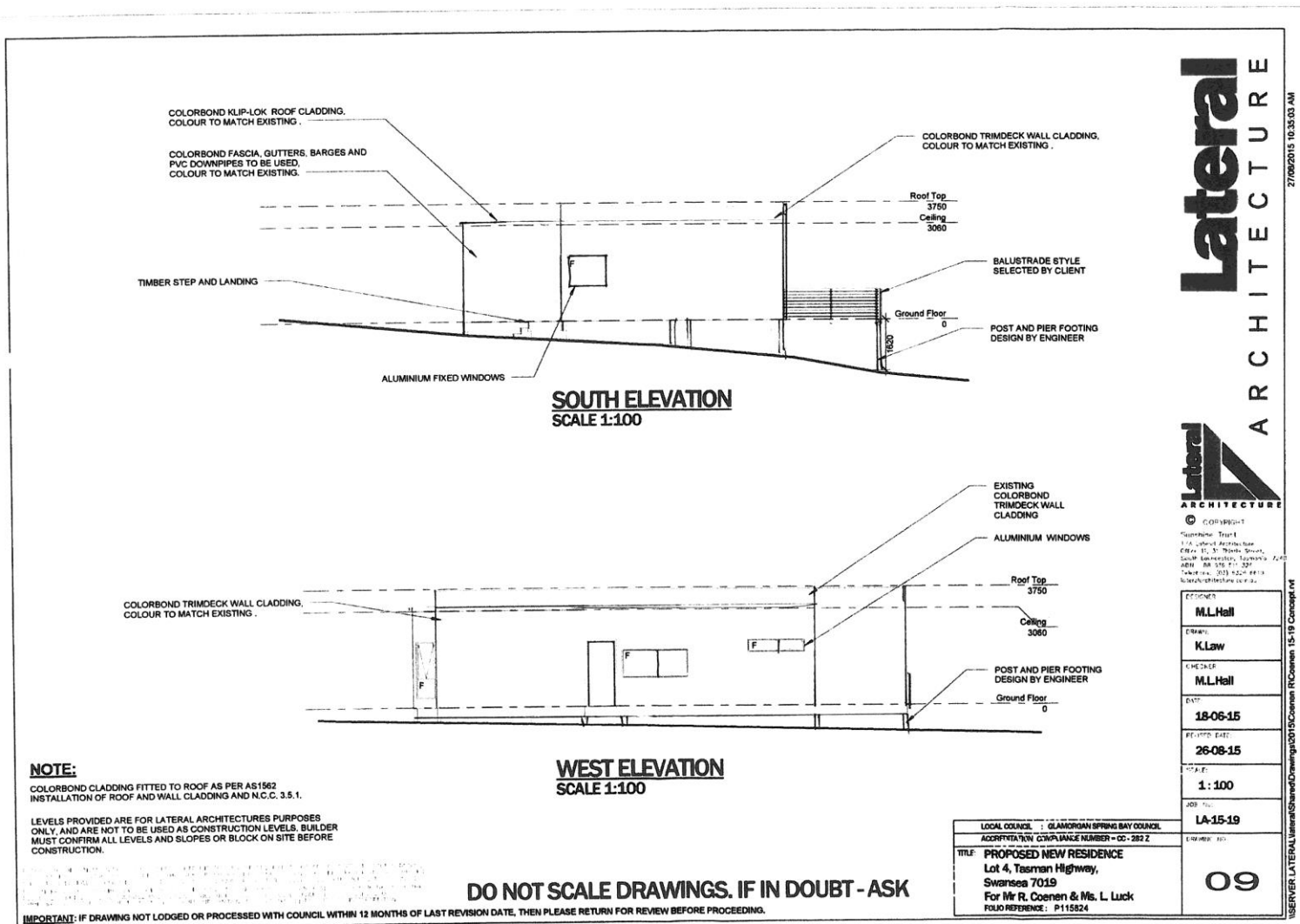
14. All rainwater run-off from roof surfaces generated as a result of the development must be collected and stored in tank(s) to provide a minimum capacity of 20,000 Litres for the dwelling and 1,000 Litres each for the ancillary dwelling and carport for on site use.
15. All stormwater run-off from impervious surfaces and storage tanks must be retained on site or drain to a legal discharge point to the satisfaction of Council's General Manager and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000. No stormwater run-off generated by the development must be permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.

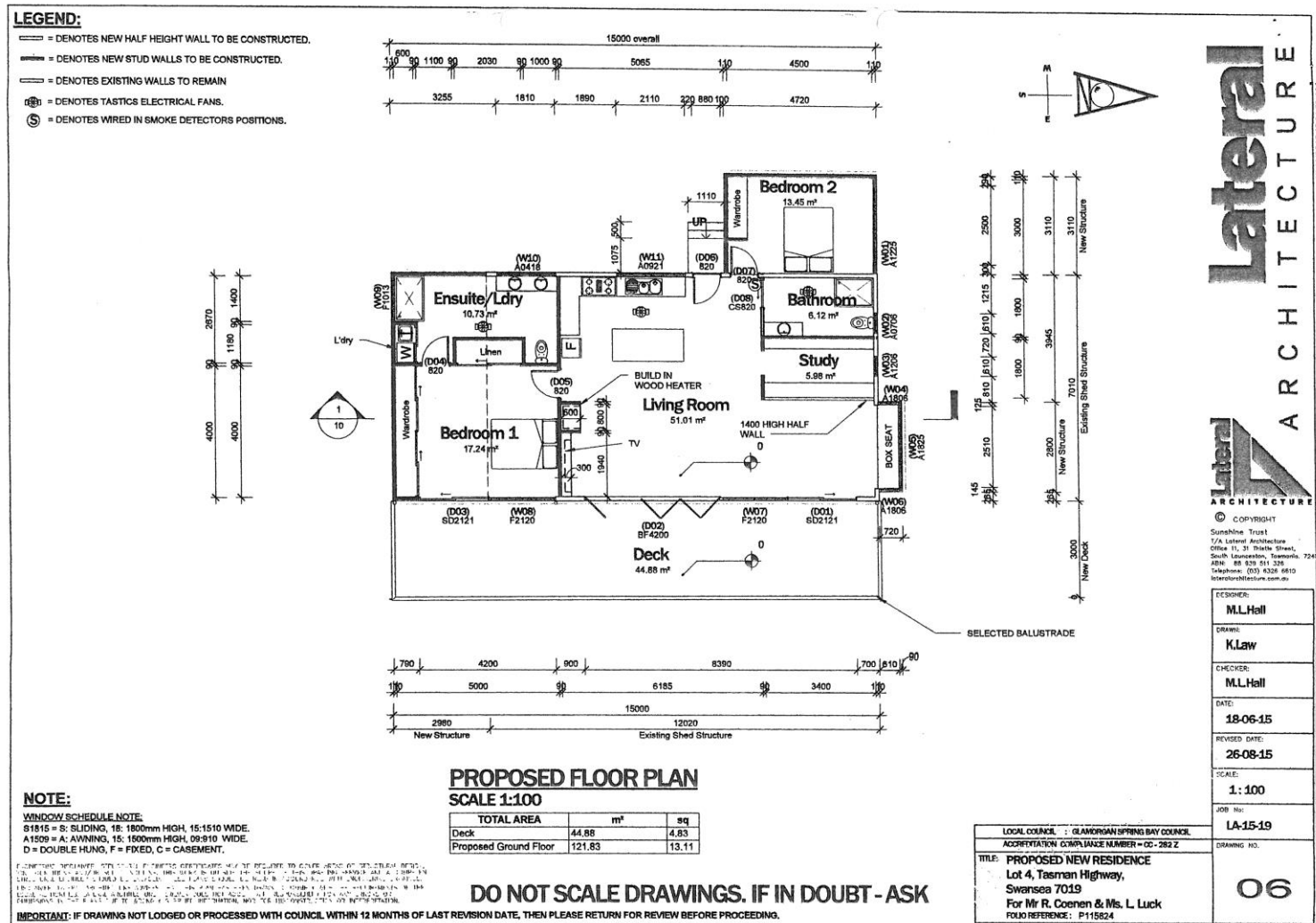
Construction Amenity

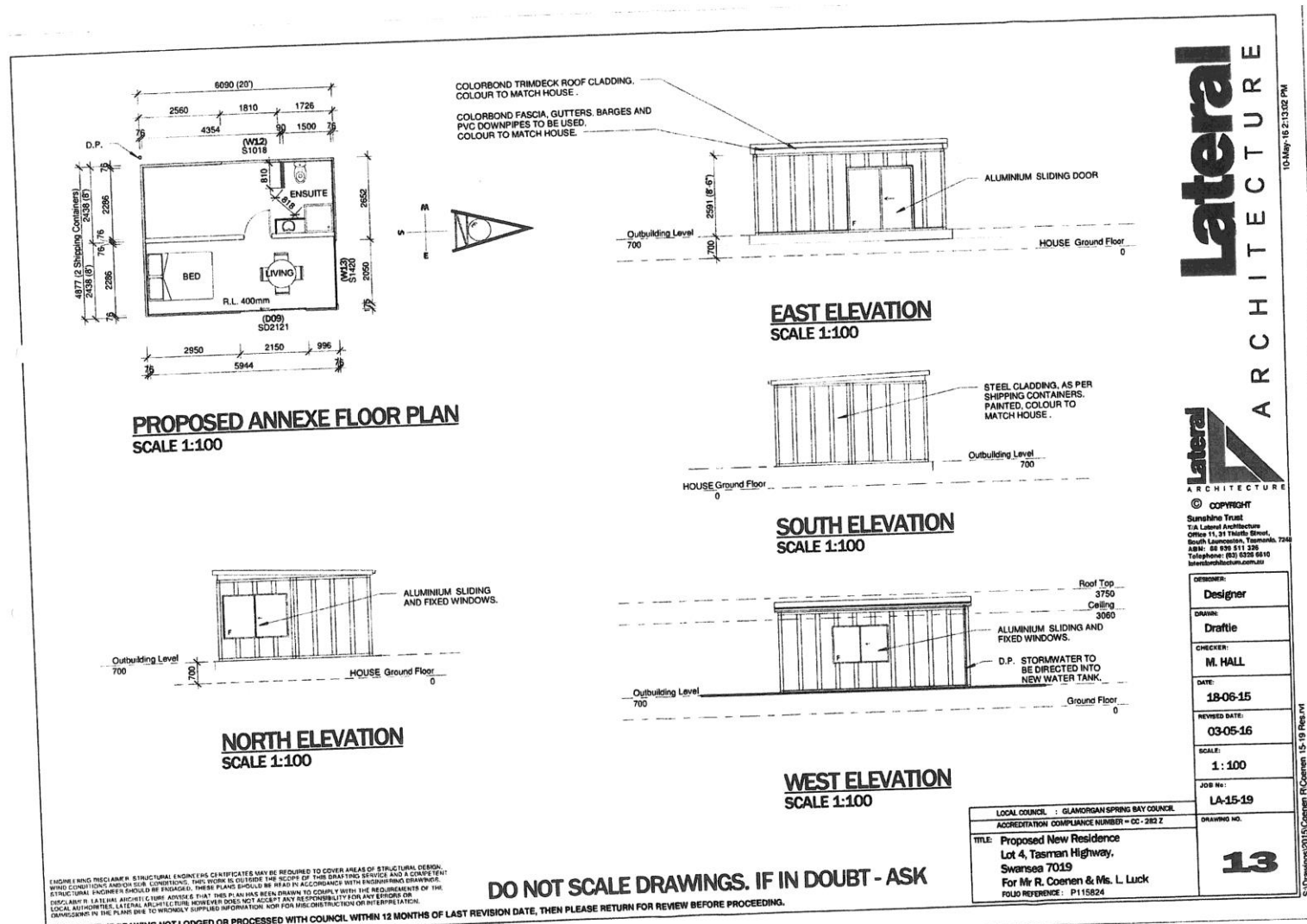
16. The developer must provide a commercial skip (or similar) for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.
17. Through the construction process to the satisfaction of Council's Senior Planner, and unless otherwise noted on the endorsed plans or approved in writing by Council's Senior Planner, 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.
18. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
 - Monday to Friday 7:00 a.m. to 6:00 p.m.
 - Saturday 9:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.

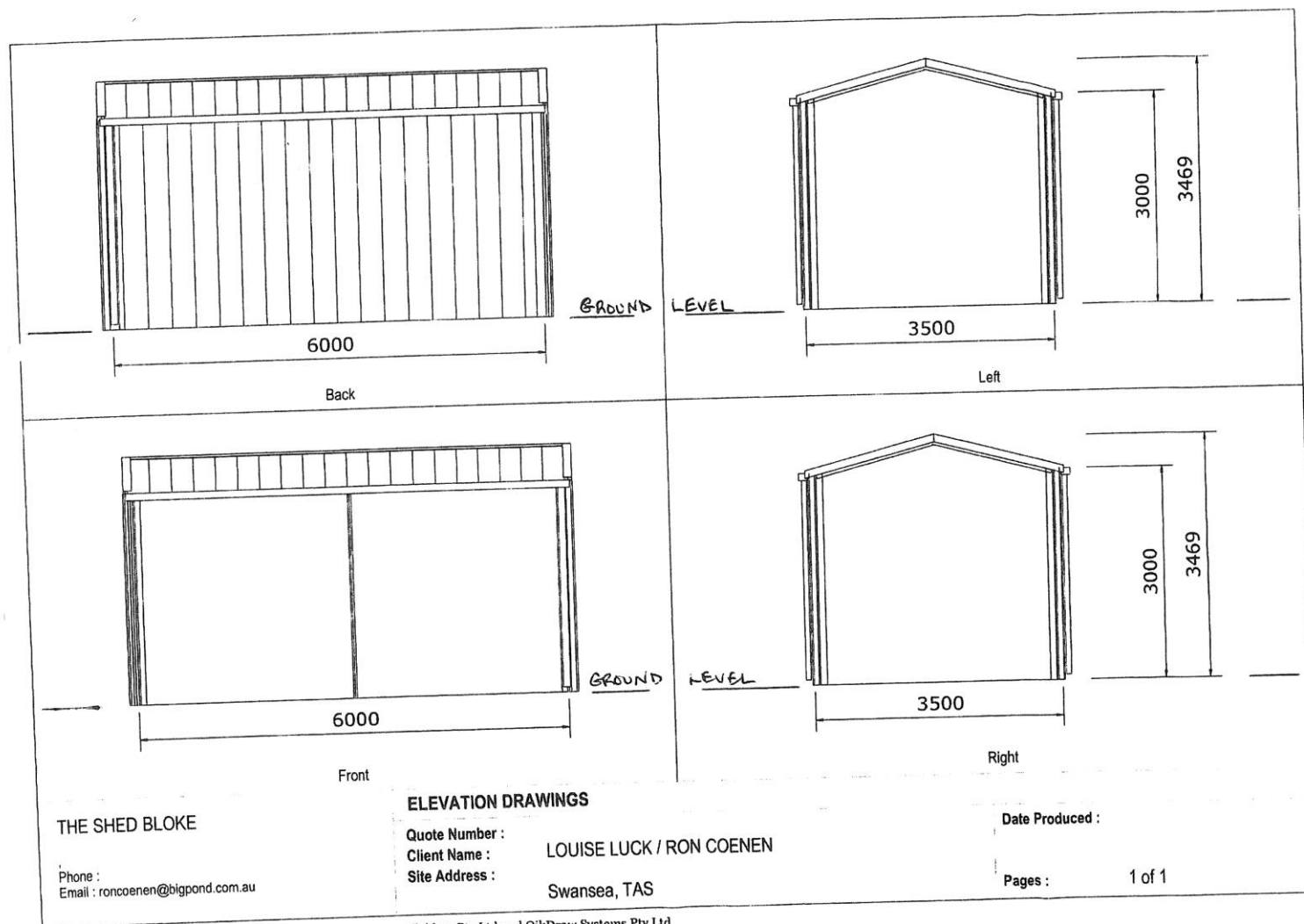












3.2 DA16101 – 11 Florence St, Coles Bay

Planning Assessment Report

Proposal:	Dwelling & outbuilding with demolition of existing dwelling
Applicant:	Cumulus Studio
Location:	11 Florence Street, Coles Bay
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Low Density Residential Zone
Application Date:	28 June 2016
Statutory Date:	30 September 2016 (by consent of applicant)
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for a dwelling and outbuilding with demolition of existing dwelling at 11 Florence Street, Coles Bay.
- 1.2. The application is discretionary due to reliance on a number of different performance criteria.
- 1.3. One statutory representation was received.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2016 / 00101.
- 2.2. This determination must be made no later than 30 September 2016, which has been extended beyond the normal statutory timeframe with the consent of the applicant.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

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

4. Relevant Background and Past Applications

- 4.1. Nil

5. Site Detail

- 5.1. The site is located at 11 Florence Street, Coles Bay, and is within the Low Density Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is a regular shaped lot, approximately 619m². The site falls away from the road by approximately 7m at a consistent gradient in the order of 1 in 4.5. The existing dwelling is located to the front of the lot and has little street presence due to existing vegetation, the fall of the lot and a fall of approximately 2m in the land between the street edge and the front of the boundary.

- 5.3. The site is bordered by residential lots to the side and the foreshore to the rear. The residential lots adjoining and nearby are also within the Low Density Residential Zone. The foreshore is within the Environmental Management Zone. The site is subject to a landslide overlay however the risk is rated as a low hazard and the planning scheme places no requirements on the application.
- 5.4. The site is serviced by water, but is not serviced by sewer.

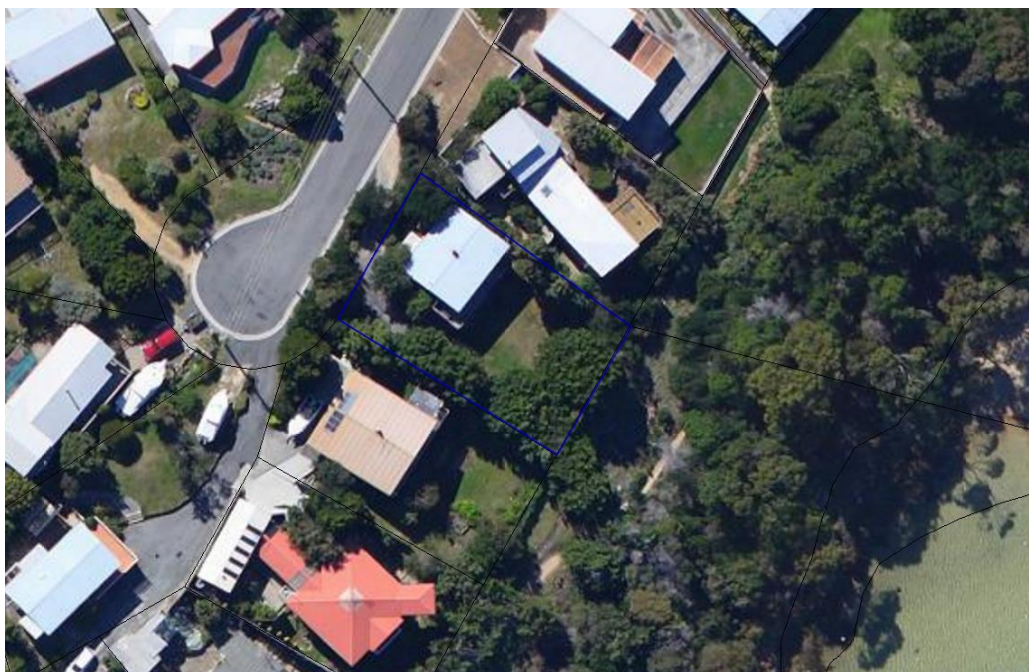


Figure 1: An aerial photograph of the subject area.

6. Proposal

- 6.1. Planning approval is sought for a dwelling and outbuilding with demolition of existing dwelling at 11 Florence Street, Coles Bay.
- 6.2. The existing dwelling is to be demolished in full.
- 6.3. The new dwelling is a two storey dwelling located towards the front of the lot. The dwelling can be distinguished by an irregular shape and roof-form. The upper level provides two bedrooms, kitchen and living areas with decks to the front and rear elevations. The lower level provides two bedrooms, rumpus and a deck to the rear elevation.
- 6.4. The dwelling will have the appearance of a single storey structure at the front and two storey at the rear. The maximum height is less than 7.5m. The dwelling is setback 4.6m from the street, 2.4m from the north-east boundary, 3m from the south-west boundary and 10m from the foreshore boundary.
- 6.5. External cladding is a mixture of custom orb sheeting and vertical timber cladding.
- 6.6. The outbuilding is a garage located in the north-west corner of the lot. It is 10m x 4m x 4.6m with a zero setback to the front boundary and south-west boundary. External cladding is blockwork with a bagged finish.

- 6.7. The existing access is to be retained and a new exposed aggregate concrete driveway constructed from the street edge to the garage.

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.

- 7.2. The following provisions are relevant to the proposed use and development;

- Low Density Residential Zone
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E24.0 Coastal Development Code

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

		Requirement	Proposed
1	Setback from frontage	<p>Clause 12.4.2.A1 provides:</p> <p><i>... a dwelling, excluding protrusions ... must have a setback from a frontage that is:</i></p> <p><i>(a) if the frontage is a primary frontage, at least 4.5 m ...</i></p>	The outbuilding has a zero setback to the street.
2	Setback from frontage for garage	<p>Clause 12.4.2.A2 provides:</p> <p><i>A garage or carport must have a setback from a frontage of at least:</i></p> <p><i>(a) 5.5 m, or alternatively 1m behind the façade of the dwelling;</i></p>	The outbuilding has a zero setback to the street.
3	Building envelope	<p>Clause 12.4.2 A3 provides:</p> <p><i>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</i></p> <p><i>(a) be contained within a building envelope (refer to diagrams 12.4.2A, 12.4.2B, 12.4.2C and 12.4.2D) determined by:</i></p> <p><i>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</i></p>	The north-east elevation extends outside in the envelope in the vicinity of dining/living area on the upper level. The outbuilding is also outside the envelope to the front and south-west boundaries.



		<p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level;</p>	
4	Site coverage	<p>Clause 12.4.3 A1 provides:</p> <p><i>Dwellings must have:</i></p> <p>(a) a site coverage of not more than 25% (excluding eaves up to 0.6m);</p>	The site coverage is 26%.
5	Privacy for windows	<p>Clause 12.4.6 A2 provides:</p> <p><i>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</i></p> <p>(a) <i>The window or glazed door:</i></p> <p>(i) <i>is to have a setback of at least 3 m from a side boundary;</i></p> <p>(ii) <i>is to have a setback of at least 4 m from a rear boundary;</i></p> <p>(b) <i>The window or glazed door:</i></p> <p>(i) <i>is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or</i></p> <p>(ii) <i>is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</i></p> <p>(iii) <i>is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.</i></p>	The window for the upper level dining/living area on the north-east elevation is setback 2.7m from the boundary and is floor to ceiling.
6	Height under coastal development code	<p>Clause E24.7.1 A1 provides:</p> <p><i>Building height must be no more than: 5m.</i></p>	The maximum building height is approximately 7.3m.

7	Setback under coastal development code	<p>Clause E.24.7.2 A1 provides:</p> <p>Building setback from the high water mark or a public reserve located on the coast or any Council owned or administered land located on the coast must be no less than:</p> <p>15m.</p>	The setback to the foreshore is 10.7m.
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7.4. **Discretion 1 – Setback from Frontage**

7.4.1. The outbuilding has a zero setback. The performance criteria provides:

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.*

7.4.2. The outbuilding will have minimal presence from the street given the fall from the street to the lot. It is designed and oriented similar to existing outbuildings at the end of Florence Street. For these reasons it is considered that the zero setback is compatible with the streetscape.

7.5. **Discretion 2 – Setback from Frontage for Garage**

7.5.1. The outbuilding, which provides a garage, has a zero setback. The performance criteria provides:

The setback of a garage or carport from a frontage must:

- (a) *provide separation from the frontage that complements or enhances the existing streetscape, taking into account the specific constraints and topography of the site; and*
- (b) *allow for passive surveillance between the dwelling and the street.*

7.5.2. The impact of the outbuilding on the streetscape was discussed at section 7.3 and found to be acceptable. The location of the outbuilding is to one side of the lot and provides opportunities for passive surveillance for the other section of the lot which is enhanced by the location and design of the front deck.

7.6. Discretion 3 – Building envelope

7.6.1. The north-east elevation extends outside in the envelope in the vicinity of dining/living area on the upper level. The outbuilding is also outside the envelope to the front and south-west boundaries. The performance criteria provides:

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.

7.6.2. The elements of dwelling and outbuilding that are outside the building envelope are located where there will be no overshadowing of adjoining dwellings or open space. The outbuilding, for instance, is adjacent to adjoining outbuildings and vehicular access areas only. It is further considered that the dwelling will not have an unreasonable impact by way of apparent scale or bulk and provides consistent and sufficient separation.

7.7. Discretion 4 – Site coverage

7.7.1. The site coverage is 1% more than the acceptable solution. The performance criteria provides:

Dwellings must have:

- (a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate:*
 - (i) outdoor recreational space consistent with the projected requirements of the occupants; and*
 - (ii) operational needs, such as clothes drying and storage; and*
- (b) have reasonable space for the planting of gardens and landscaping.*
- (c) not be out of character with the pattern of development in the surrounding area; and*
- (d) not result in an unreasonable loss of natural or landscape values.*

7.7.2. The potential impact of the site coverage is negligible. The scale of the proposed dwelling is no greater than nearby dwellings and there is sufficient space onsite for residents.

7.8. Discretion 5 – Privacy for windows

7.8.1. The window for the upper level dining/living area on the north-east elevation is setback 2.7m from the boundary and is floor to ceiling. The performance criteria provides

A window or glazed door, to a habitable room of a dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:

- (a) a window or glazed door, to a habitable room of another dwelling; and*
- (b) the private open space of another dwelling; and*
- (c) an adjoining vacant residential lot.*

7.8.2. The window is floor to ceiling and 0.8m wide. It is considered that the limited width, the position within a living area and the proximity of the window to a much larger window facing the bay does limit potential for direct overlooking of the adjoining land to a sufficient degree.

7.9. Discretion 6 – Height under coastal development code

7.9.1. The height exceeds the 5m height standard for this code. The performance criteria provides

Building height must satisfy all of the following:

- (a) ensure there is no unreasonable loss of amenity on adjoining lots by:*
 - (i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00 am and 5.00 pm on June 21 or by increasing existing overshadowing where greater than above; and*
 - (ii) overlooking and loss of privacy; and*
 - (iii) visual impacts when viewed from adjoining lots; and*
 - (iv) take into account steep slopes and other topographical constraints; and*
 - (v) loss of view corridors; and*
- (b) take into account steep slopes and other topographical constraints; and*
- (c) have regard to streetscape qualities or be consistent with the statements of desired future character.*

7.9.2. The height of the building is unlikely to have any adverse impact on the amenity of adjoining dwellings. There will be no loss of view corridors from the development. The additional height is a function of the gradient of the site and is exceeded where the land falls away in elevation. It is considered that the performance criteria is satisfied.

7.10. Discretion 7 – Setback under coastal development code

7.10.1. The dwelling is setback less than the 15m setback of this code to the foreshore. The performance criteria provides:

Building setback from the high water mark or a public reserve located on the coast or any Council owned or administered land located on the coast must satisfy all of the following:

- (a) *ensure that there is no unreasonable loss of amenity on adjoining residential lots or adjoining coastal land by:*
 - (i) *overlooking and loss of privacy to adjoining residential land; and*
 - (ii) *visual impacts when viewed from adjoining coastal land; and*
- (b) *ensure that there is no unreasonable overlooking or encroachment, perceived or physical, into public land that may restrict or restrain public use.*

7.10.2. The setback to the foreshore is greater than the adjoining development to the north and similar to the setback of the adjoining dwelling to the south. The extent of overlooking over the foreshore is not considered to be unreasonable.

8. Referrals

8.1. TasWater

8.1.1. The proposal does not require referral to TasWater.

8.2. Council's Technical Officer

8.2.1. The application has been referred to Council's Technical Officer, who has provided conditions and advice to be included on the permit, should Council grant approval.

8.3. Council's Environmental Health Officer

8.3.1. Council's Environmental Health Officer has no concerns with the proposal. The application is supported by a design for a new onsite wastewater management system which will be the subject of a future special plumbing permit.

9. Concerns raised by representors

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

<i>Issue</i>	<i>Response</i>
Insufficient setback of the garage to the adjoining lot	The site plan labelled 13053-da03 shows the relationship between the garage and the adjoining land. Although the setback is zero it is considered that the potential for impacts are minimal given it is located adjacent to car parking areas only.

Privacy impacts to the adjoining dwelling to the south	The new dwelling is significantly closer to this adjoining residence than the existing. However the dwelling is setback 3m from the site and complies with all planning scheme setback and privacy considerations. The upper level of the proposed dwelling has two bedrooms and a bathroom adjacent to this boundary within only one 0.8m wide floor to ceiling window and no adjoining deck. It is therefore considered that the potential to loss of privacy is minimal.
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10. Conclusion

The proposed dwelling & outbuilding with demolition of existing dwelling satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for approval.

11. Recommendations

That:

- A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for dwelling & outbuilding with demolition of existing dwelling at 11 Florence Street, Coles Bay (DA2016/00101), be APPROVED subject to the following conditions:
 1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
 2. Any variation to external cladding or finish must be approved in writing by Council's General Manager.
 3. Use of the outbuilding must be limited to residential storage and related residential activities only and must not be used for human habitation.
 4. The existing vehicle access must be upgraded from the road to the property boundary in reinforced concrete in accordance with the standards shown on standard drawings TSD-R09-v1 Urban Roads Driveways prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's General Manager.
 5. At least two (2) parking space must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
 6. The required parking spaces are to be contained wholly within the subject property.
 7. The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's General Manager, and must include all of the following;
 - a) Constructed with a durable all weather pavement
 - b) Drained to an approved stormwater system
 - c) Surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material may be concrete or other approved material.
 8. All rainwater run-off from roof surfaces generated as a result of the development must be collected and stored in tank(s) to provide a minimum capacity of 5,000 Litres for on site use.

9. All stormwater run-off from impervious surfaces and storage tanks must be retained on site to the satisfaction of Council's General Manager and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000. No stormwater run-off generated by the development must be permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.
10. Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences. The SWMP shall form part of this permit when approved.
11. Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.
12. Wastewater from the development must discharge to an on-site wastewater system in accordance with a Plumbing and Special Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2000 prior to the commencement of any works.
13. Works associated with the development of the land must only be carried out between the following hours unless otherwise approved by the Council's General Manager:

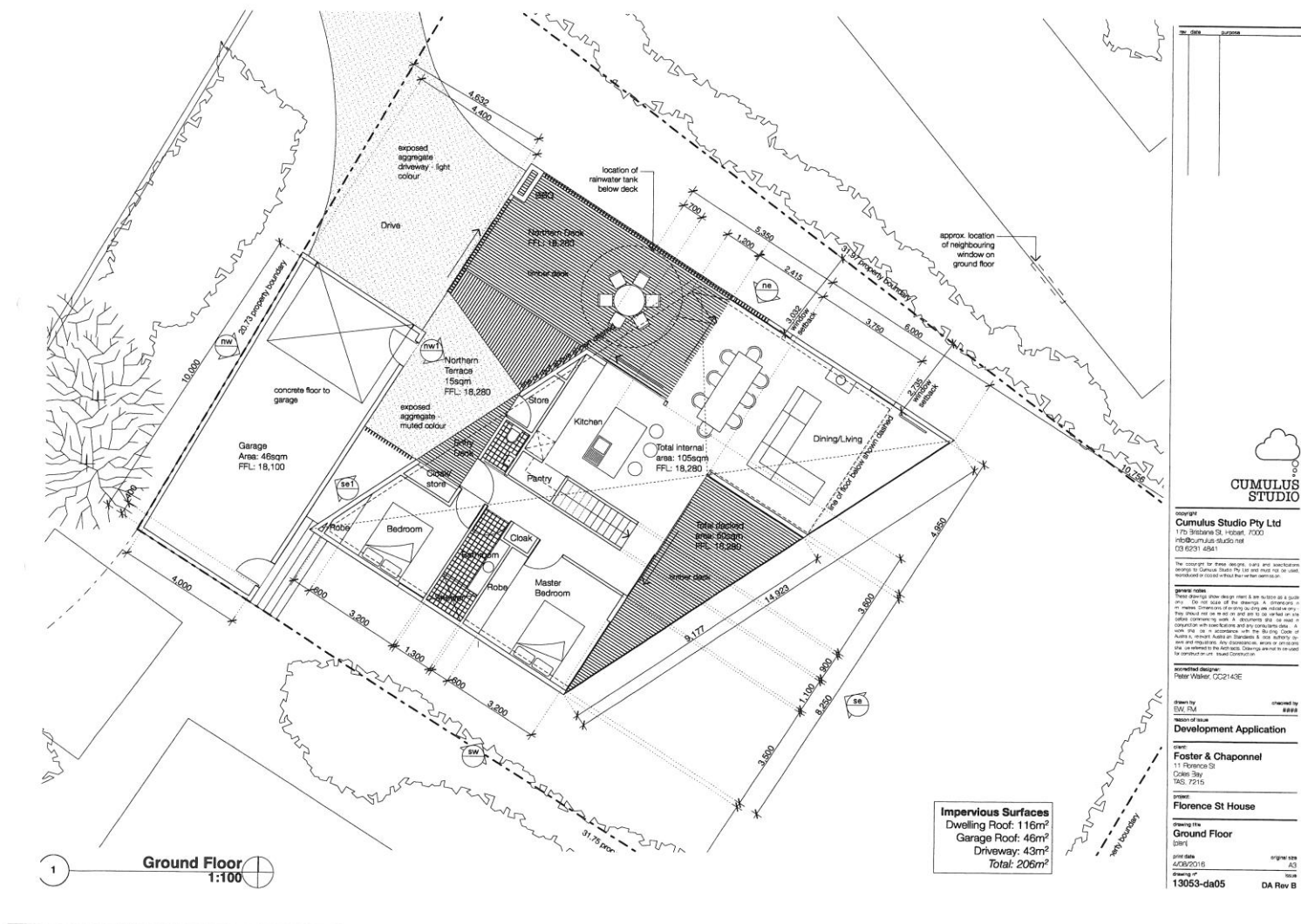
• Monday to Friday	6:00 a.m. to 7:00 p.m.
• Saturday	8:00 a.m. to 6:00 p.m.
• Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.
14. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's General Manager.
15. Through the construction process to the satisfaction of Council's Manager Planning and Special Projects and unless otherwise noted on the endorsed plans or approved in writing by Council's Manager and Special Projects, 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
16. No top soil is to be removed from the site.
17. Demolition and construction access must only be from Florence Street.
18. The developer must provide a commercial skip (or similar) for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

19. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
- Monday to Friday 7:00 a.m. to 6:00 p.m.
 - Saturday 8:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
20. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - b) The transportation of materials, goods and commodities to and from the land.
 - c) Obstruction of any public footway or highway.
 - d) Appearance of any building, works or materials.
21. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
22. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
23. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's General Manager.
24. 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.









NO.	DATE	PURPOSE
1	10/09/2016	Development Application

CUMULUS STUDIO

Owner:
Cumulus Studio Pty Ltd
111 Florence St - Newport, NSW
info@cumulus-studio.net
03 9529 4541

Project Name:
Florence St House

Project Address:
11 Florence St
Coles Bay
TAS, 7215

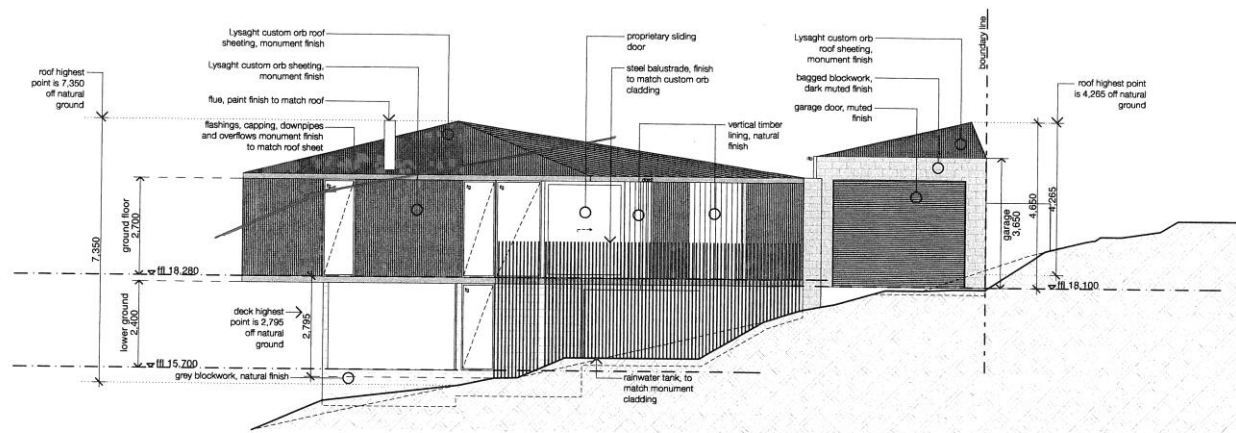
Project Description:
Ground Floor

Drawn by:
SW, RM

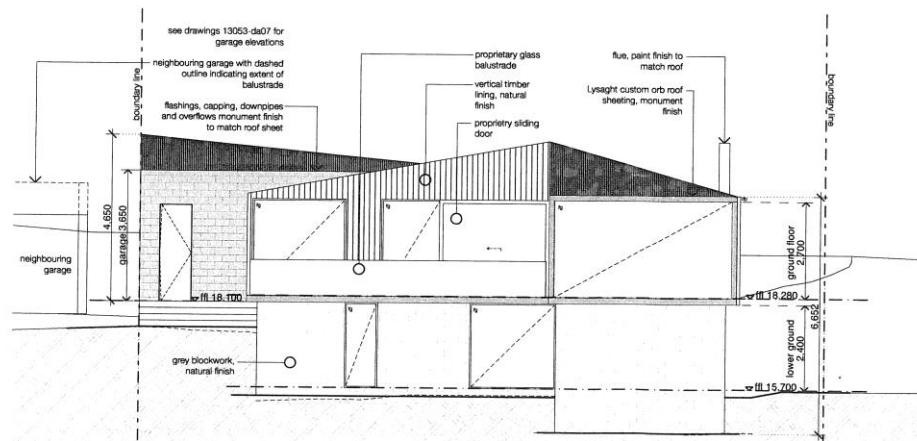
Checked by:
RM

Project No:
13053-da05

Revision:
DA Rev B



1 North East Elevation 1:100



2 South East Elevation 1:100

[illegible]



CUMULUS
STUDIO

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Cumulus Studio Pty Ltd
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info@cumulus-studio.net
03 6231 4841

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general notes

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worded designer:
Peter Walker, CC2143E

drawn by
JW RM

reason of issue
Development Application

client:
Foster & Chaponnel
11 Florence St
Coles Bay
TAS. 7215

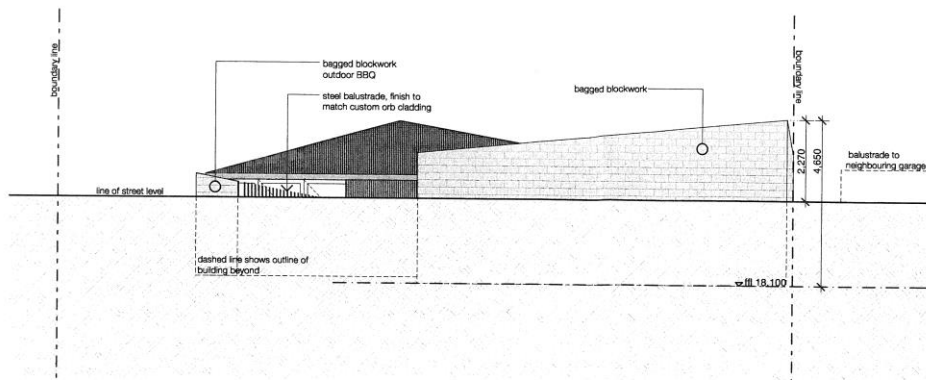
project:
Florence St House

drawing title
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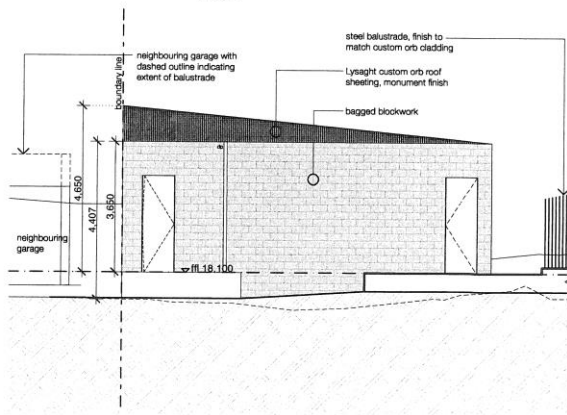
South West + North West
(elevations)

print date	original size
4/08/2016	A3
drawing n°	iso

13053-da08 DA Rev B



1 North West Garage Elevation
1:100



2 South East Garage Elevation
1:100

no.	date	purpose

Key:
fg: fixed glass
dp: down pipe

**CUMULUS
STUDIO**

client:
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accredited designer:
Peter Walker, CC2142E

drawn by:
BW, RM

checked by:
BWB

reason of issue:
Development Application

client:
Foster & Chaponnel
11 Florence St
Coles Bay
TAS, 7215

project:
Florence St House

drawing title:
NW & SE Garage
(elevations)

print date:
4/09/2016

original size:
A3

drawing of:
13053-da09

DA Rev B

3.3 DA16108 – 73 Burgess Street, Bicheno

Planning Assessment Report

Proposal:	Business and Professional Services, General Retail and Hire and Signage
Applicant:	J Binns
Location:	73 Burgess Street, Bicheno
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Local Business Zone
Application Date:	6 July 2016
Statutory Date:	30 September 2016 (by consent of applicant)
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for a commercial building at 73 Burgess Street, Bicheno. The use of the building is part Business and Professional Services for a real estate office and part General Retail and Hire.
- 1.2. The application is discretionary due to the proposed use reliance on a number of different performance criteria.
- 1.3. One statutory representation was received.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2016 / 00108.
- 2.2. This determination must be made no later than 30 September 2016, which has been extended beyond the normal statutory timeframe with the consent of the applicant.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

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

4. Relevant Background and Past Applications

- 4.1. Nil

5. Site Detail

- 5.1. The site is located at 73 Burgess Street, Coles Bay, and is within the Local Business Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is a regular shaped lot, approximately 730m² in size. The site is essential flat, is vacant and contains no vegetation of note.
- 5.3. The site is bordered by Low Density Residential Zoned lots to all sides in an area where there is a mixture of commercial and residential uses.
- 5.4. The site is fully serviced.

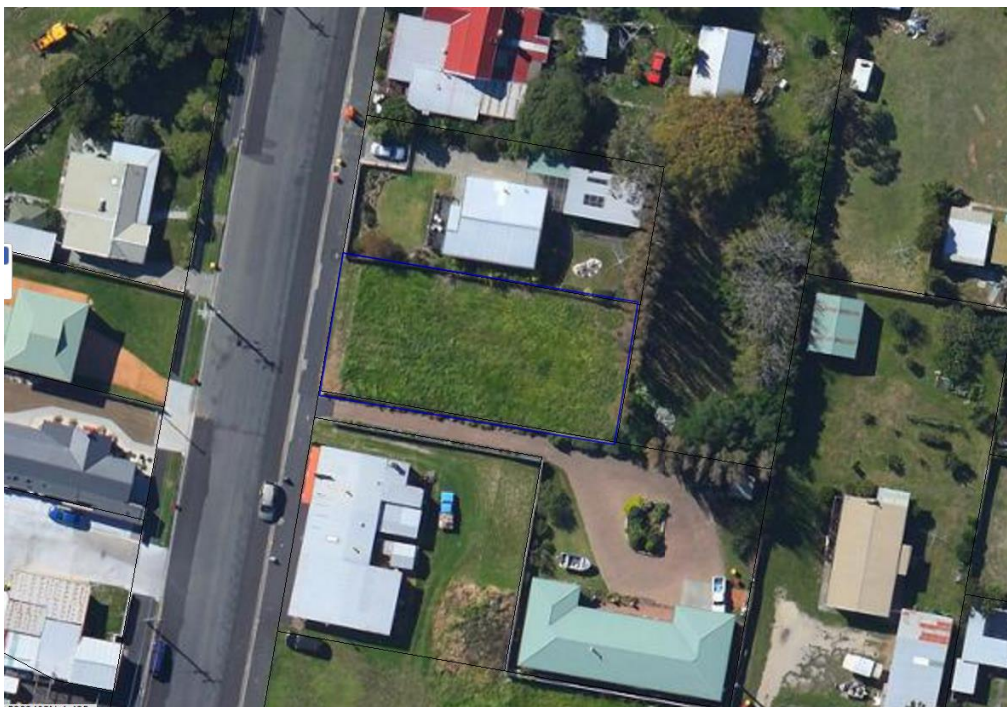


Figure 1: An aerial photograph of the subject area.

6. Proposal

- 6.1. Planning approval is sought for a commercial building at 73 Burgess Street, Bicheno. The use of the building is part Business and Professional Services for a real estate office and part General Retail and Hire.
- 6.2. The building provides a total floor area of 237m² over two tenancies. The major tenancy is to be used as a real estate office and provides a number of meeting rooms and facilities for this use. A smaller retail tenancy is also proposed. Hours of operation are proposed from 9am to 5pm Monday to Sunday.
- 6.3. The building has a zero setback to the frontage where a 2.4m deep portico is proposed for the full front elevation. The building has a 0.9m setback to the northern side boundary and a 5.6m setback to the southern side boundary in order to facilitate a two-way driveway.
- 6.4. Eight car parking spaces are proposed and are located along the rear boundary. A 0.6m deep cut is proposed along this rear boundary to provide level gradient for the car park which will be retained by a retaining wall. A new vehicular crossing is proposed.
- 6.5. External cladding is mainly tilt-up concrete panels with an unspecified finish. The portico piers will be clad in an aluminium based tile product (see <http://alucobond.com.au/>)
- 6.6. Signage is proposed above the portico and via two 6m x 3m signs attached to the side elevations.

7. Assessment against planning scheme provisions

7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.

7.2. The following provisions are relevant to the proposed use and development;

- Local Business Zone
- E4.0 Road and Rail Assets Code
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E16.0 Inundation Prone Areas Code
- E17.0 Signs Code

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

		Requirement	Proposed
1	Use	The use table provides that business and professional services, other than for a consulting room, medical office or post office, is discretionary.	The real estate office is discretionary.
2	Landscaping of car parking area	Clause E6.7.8.A1 provides: <i>Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.</i>	No landscaping is proposed.
3	Sign standards	Clause E17.7.1 A1 provides: <i>A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3.</i> <i>Table E.17.2 in turn provides for a wall sign, which is the category for the two 6m x 3m signs, that:</i> <i>(a) Message on the front face only;</i> <i>(b) Projection from the face of the wall or fence no more than 450mm;</i> <i>(c) Does not extend laterally beyond the wall or above the top of the wall to which it is attached;</i> <i>(d) Area of sign no more than 2m².</i>	The two wall signs do not meet the acceptable solution as they face the side, rather than front, and are each 18m ² in size.

4	Number of sign types	<p>Clause E17.7.1 A2 provides:</p> <p><i>The number of signs per business per street frontage must comply with all of the following:</i></p> <p>(a) <i>maximum of 1 of each sign type;</i></p> <p>(b) <i>maximum of 1 window sign per window;</i></p> <p>(c) <i>if the street frontage is less than 20 m in length, the maximum number of signs on that frontage is 3;</i></p> <p>(d) <i>if the street frontage is 20 m in length or greater, the maximum number of signs on that frontage is 6.</i></p>	<p>The wall signs and signage on the portico do not meet the acceptable solution as:</p> <p>(a) There is more than one of each type; and</p> <p>(b) There is more than 3 signs along the frontage which is less than 20m in width.</p>
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7.4. **Discretion 1 – Use**

7.4.1. The real estate office is a discretionary use in the zone. Consideration of a discretionary use is primarily achieved via the zone purpose statements which are:

To provide for business, professional and retail services which meet the convenience needs of a local area.

To ensure that facilities are accessible by public transport and by walking and cycling.

To allow for small scale dining and entertainment activities at night provided that residential amenity of adjoining residential zoned land is protected.

To encourage residential use provided that it supports the viability of the activity centres and an active street frontage is maintained.

To encourage residential use where appropriate, provided that it supports the viability of the activity centres and an active street frontage is maintained.

To ensure that building design and use is compatible with surrounding development and use, particularly on land in residential zones.

To allow for small shopping centres that might include a supermarket and specialty shops.

To allow for limited office based employment provided that it supports the viability of the activity centre and maintains an active street frontage.

To allow for dining and entertainment activities at night within food premises or local hotel.

7.4.2. It is considered that a real estate office is entirely appropriate for this zone. Further, the scale is considered appropriate and necessary for the local community.

7.5. **Discretion 2 – Landscaping of car parking**

7.5.1. No landscaping is proposed. The performance criteria provides:

Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:

- (a) relieve the visual impact on the streetscape of large expanses of hard surfaces;*
- (b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;*
- (c) reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings.*

7.5.2. The lack of landscaping of the car parking area is considered reasonable in this case. The car parking is to the rear and away from the street. It is however considered reasonable to consider the permit to require a boundary fence to be reinstated post construction and to be maintained. This will be sufficient to reduce amenity impact in this location.

7.6. **Discretion 3 – Sign Standards**

7.6.1. The two wall signs do not meet the acceptable solution as they face the side, rather than front, and are each 18m² in size. The relevant performance criteria provides:

A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:

- (a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;*
- (b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;*
- (c) be constructed of materials which are able to be maintained in a satisfactory manner at all times;*
- (d) not result in loss of amenity to neighbouring properties;*
- (e) not involve the repetition of messages or information on the same street frontage;*
- (f) not contribute to or exacerbate visual clutter;*
- (g) not cause a safety hazard.*

7.6.2. The two walls signs are considered to be excessive in scale and will dominate the streetscape. Signage of such scale and design is not found elsewhere in Bicheno. The sign on the northern elevation will also be ineffective given that much of the sign zone will be hidden by boundary fencing. It is considered reasonable to condition the permit to require a reduction in the signage area to maximum dimensions of 3m by 1.5m and for the sign zone to be no higher than the portico.

7.7. **Discretion 4 – Number of sign types**

7.7.1. The wall signs and signage on the portico do not meet the acceptable solution as there is more than one of each type and there is more than 3 signs along the frontage which is less than 20m in width. The relevant performance criteria provides:

The number of signs per business per street frontage must:

- (a) *minimise any increase in the existing level of visual clutter in the streetscape; and where possible, shall reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs;*
- (b) *reduce the existing level of visual clutter in the streetscape by replacing, where practical, existing signs with fewer, more effective signs;*
- (c) *not involve the repetition of messages or information.*

7.7.2. The portico signs do have the potential to be used repetitively by future tenants however the potential impact of this on the streetscape is considered minimal as the portico poles provide an effective means to break that repetition. Each sign used in that space should however be a similar size

8. **Referrals**

8.1. **TasWater**

8.1.1. The application has been referred to TasWater who have provided conditions and advice to be included in the permit, should Council grant approval.

8.2. **Council's Technical Officer**

8.2.1. The application has been referred to Council's Technical Officer, who has provided conditions and advice to be included on the permit, should Council grant approval.

8.3. **Council's Environmental Health Officer**

8.3.1. Council's Environmental Health Officer has no concerns with the proposal. The application is supported by a design for a new onsite wastewater management system which will be the subject of a future special plumbing permit.

9. **Concerns raised by representors**

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

Issue	Response
Overshadowing.	The building is positioned on the northern side of the site and setback 5.6m from the southern boundary. The potential for overshadowing is limited
Impact on development potential of adjoining land.	It is not considered that the building will impede future development of adjoining land to any extent.

Drainage.	The representor is concerned that existing conditions whereby water pools on site will be exacerbated. However, the development provides hardstand to the entire site which will be drained to Council's stormwater network and this will alleviate current conditions.
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10. Conclusion

The commercial building at 73 Burgess Street, Bicheno with use as part Business and Professional Services and part General Retail and Hire satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for approval.

11. Recommendations

That:

- A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for commercial building at 73 Burgess Street, Bicheno *with* use as part Business and Professional Services *and part General Retail and Hire* satisfies at 73 Burgess Street, Bicheno (DA2016/00108), be APPROVED subject to the following conditions:
 1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
 2. Use and development must comply with the requirements of TasWater as detailed in the form 'Submission to Planning Authority Notice' reference number TWSA 2016/00982-GSB and dated 20 July 2016 attached to this permit.
 3. Any variation to external cladding or finish must be approved in writing by Council's General Manager.
 4. A rear boundary fence at least of 1.8m high must be established and maintained through the life of the use.
 5. Goods, equipment, waste, packaging material or machinery stored outside a building must be:
 - (a) located, screened or managed such that visibility from any public road, public land or adjoining residence is restricted; and
 - (b) maintained in a clean and hygienic manner to the satisfaction of Council's General Manager.
 6. External lighting for any purpose must be located, designed and baffled to ensure that no direct light is directed to nearby dwellings or private open space.
 7. Mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar must be screened from view from the street to the satisfaction of Council's General Manager.

Signage Condition

8. Each portico sign must be of an identical dimension that is no greater than that shown on the endorsed plans, regardless of tenancy.
9. The wall sign on the north elevation and south elevation must be reduced in size to no more 3m long by 1.5m high and must be no higher than the height of the portico.
10. Signs must not be illuminated internally or externally.
11. Signs must only identify or advertise a business located on the site.
12. Signs must be maintained in good repair and in a clean, tidy and safe condition to the satisfaction of Council's General Manager.

Engineering Conditions

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.
14. A new 5.5 metre wide reinforced concrete vehicle access must be provided from the road to the property boundary and must be located and constructed in accordance with the standards shown on standard drawings TSD-R09-v1 *Urban Roads Driveways* and TSD-RF01-v1 *Guide to Intersection and Domestic Access Sight Distance Requirements* prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's General Manager.
15. The existing vehicle access from the road to the property boundary must be removed and the kerb and channel, footpath and grassed nature strip replaced consistent with the surrounding area and to the satisfaction of Council's General Manager.
16. The existing side entry pit under the proposed driveway is to be modified to create a trafficable grated pit to Council's specification at the developer's cost.

Advice: All works within the Burgess Street road reservation must be undertaken in accordance with Council requirements. Works are to be inspected by Council's Works Manager prior to pouring of concrete.
17. At least eight (8) parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): *Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney.
18. At least one (1) of the required parking spaces must be provided for the use of people with disabilities as close as practicable to a suitable entrance to the building. The parking spaces must be signed and marked out to indicate that the spaces are only for use by persons with disabilities and must be designed in accordance with Standards Australia (2009): *Australian Standard AS 2890.-6 2009 – Parking Facilities Part 6: Off Street Parking for People with Disabilities*; Standards Australia, Sydney.
19. The areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): *Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney and to the satisfaction of Council's General Manager, and must include all of the following:
 - d) Constructed with a durable all weather pavement
 - e) Drained to an approved stormwater system
 - f) Surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material may be asphalt, concrete, pavers or other approved material.
20. Passing bays, 6 m long by 5.5 m wide at the road and every 30 m along the access.
21. The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site (including to Council's Road) or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's General Manager.
22. Services located under the proposed driveway are to be provided with trafficable covers to the requirements of the relevant authority and Council's Municipal Engineer.
23. Parking and vehicle circulation roadways and pedestrian paths serving 5 or more

car parking spaces, used after 7pm, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting, or as otherwise approved by Council’s General Manager.

24. A parking plan prepared and certified by a qualified civil engineer or other person approved by Council’s Municipal Engineer must be submitted to Council prior to or in conjunction with lodgement of Building Application. The parking plan is to include:

- pavement details,
- design surface levels and drainage,
- turning paths,
- dimensions

and shall form part of the permit when approved.

25. The completed parking and associated turning areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
26. All areas set-aside for parking and associated turning, and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council’s Municipal Engineer.

Stormwater

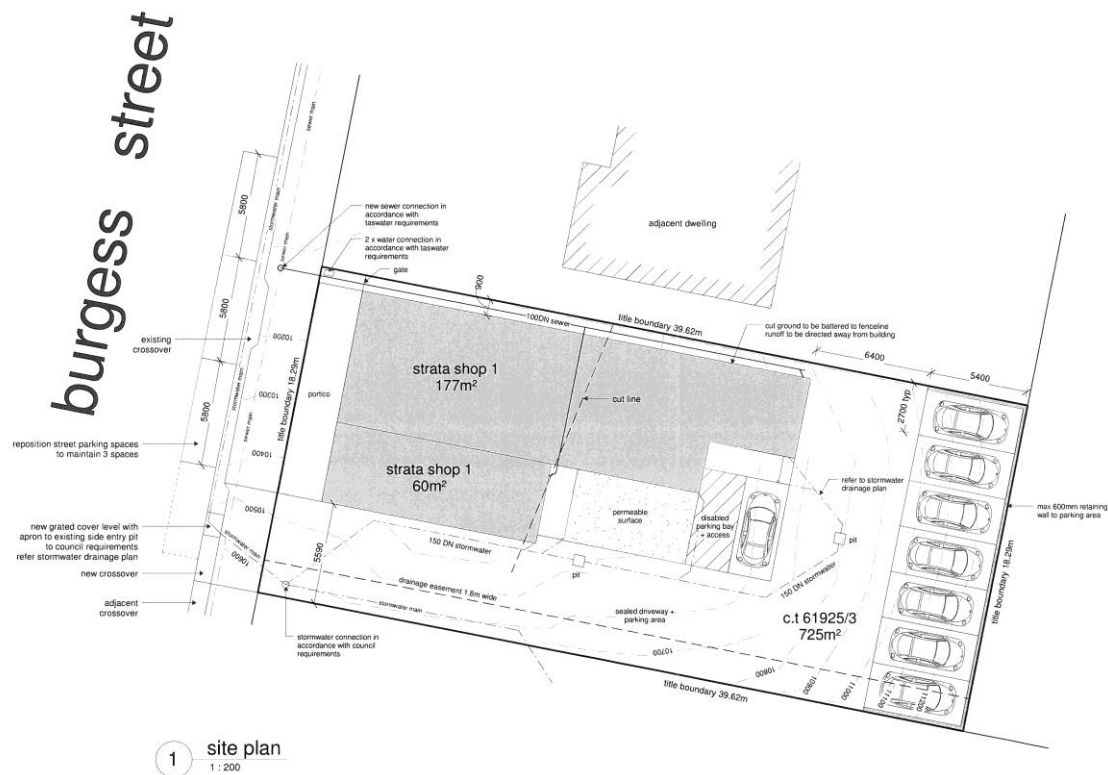
27. All rainwater runoff from roof surfaces generated as a result of the development shall be collected and stored in tank(s) to provide a minimum capacity of 5,000 litres for on site use.
28. All stormwater run-off from impervious surfaces and storage tanks must drain to a legal discharge point to the satisfaction of Council’s General Manager and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000. No stormwater run-off generated by the development must be permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.

Construction Amenity

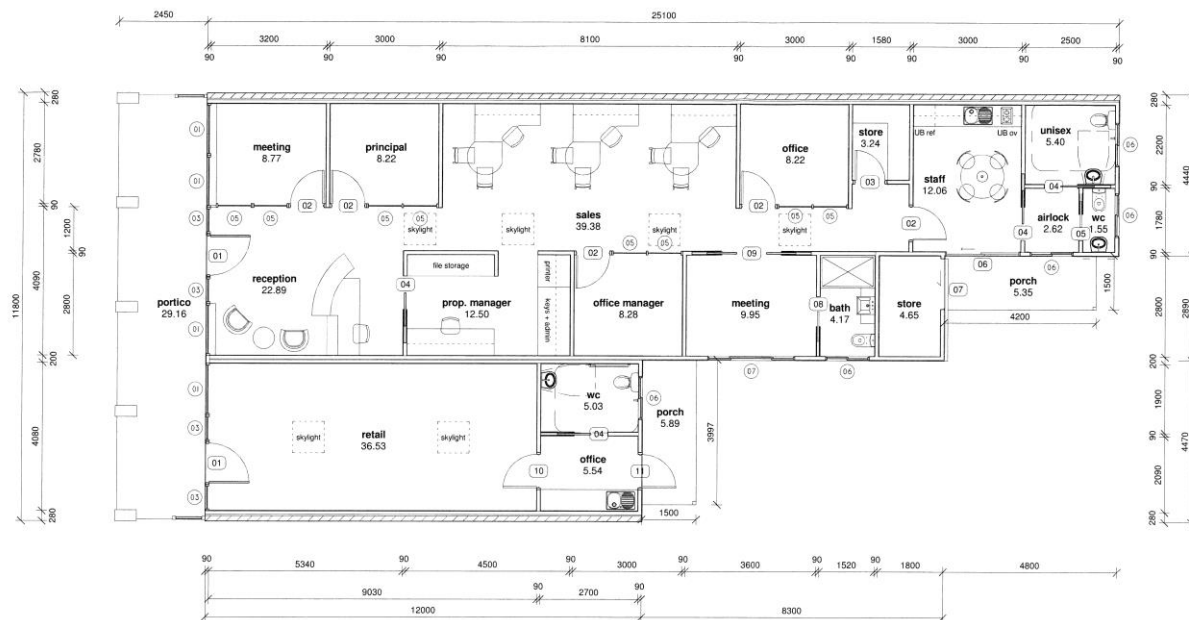
29. The developer must provide a commercial skip (or similar) for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.
30. Through the construction process to the satisfaction of Council’s Manager Planning and Special Projects, and unless otherwise noted on the endorsed plans or approved in writing by Manager Planning and Special Projects, the developer must:
- e. 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;
 - f. Not burn debris or waste on site;
 - g. Promptly pay the costs associated with any alteration, extension, reinstatement, repair or cleaning of Council infrastructure, public land or private property;
 - h. Ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage.

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

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



PROJECT: commercial building	
FOR: r + e evans 73 burgess street bicheno tasmania 7215	
DRAWING TITLE: site plan	
SCALE: 1 : 200	DATE: june 28 2016
DRAWING NO: a02	PROJECT NO: 0216EV
DRAWN BY: jennifer binns www.jenniferbinnsdesign.com.au 081 6376 2586 0479 765 4532 jenniferbinns@bigpond.com suite 8 level 3 avery house, 48 occlusa street, st helens 7216	
bda BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA accreditation no: CC 1269L	



1 proposed floor plan
1 : 100

Window Schedule					Door Schedule				
Mark	Location	Height	Width	Description	Mark	Location	Height	Width	Description
01	shopfront	2400	1430	fixed	01	shopfront	2400	1100	glazed
02	shopfront	600	1430	fixed highlight	02	internal office	2340	920	flush panel
03	shopfront	2400	720	fixed	03	store	2040	820	flush panel
04	shopfront	600	1320	fixed highlight	04	amenities	2040	920	internal cavity slider
05	internal office	2340	1000	fixed	05	bathroom	2040	720	internal cavity slider
06	amenities	600	1200	sliding	06	staffroom	2400	2000	2 panel glazed sliding
07	bathroom	600	2400	sliding	07	store	2340	1400	external sliding
					08	bathroom	2040	820	internal flush panel
					09	meeting room	2040	820	2 x internal cavity slider
					10	office	2340	920	flush panel
					11	office	2340	920	external solid core

PROJECT:
commercial building

FOR:
r + e evans
73 burgess street
bicheno tasmania 7215

DRAWING TITLE:
proposed floor plan

SCALE:
1 : 100

DATE:
june 28 2016

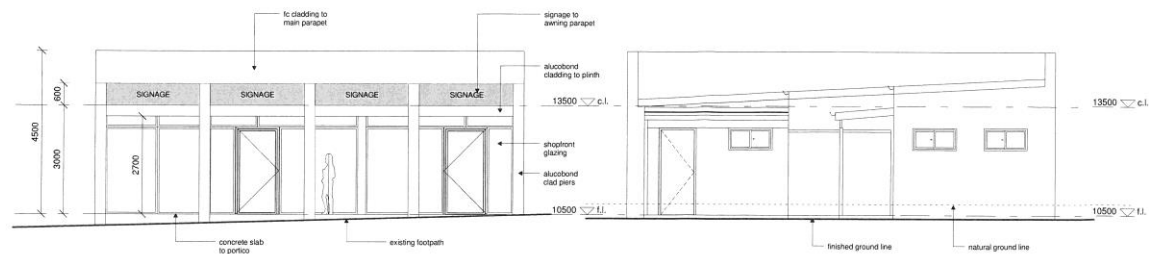
DRAWING NO:
a03

PROJECT NO:
0216EV

DRAWN BY:
jennifer binns

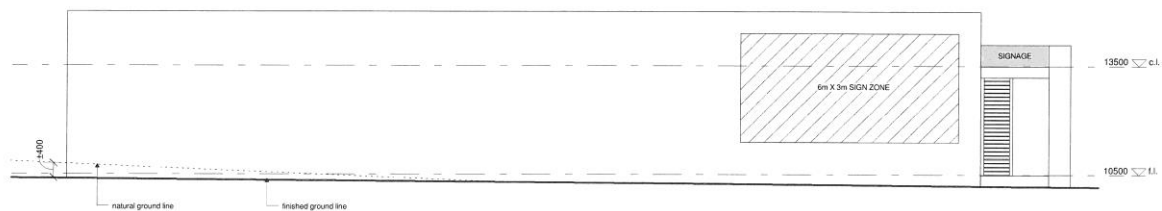
www.jenniferbinnsdesign.com.au
010 6476 2488 0439 765 4532 jenniferbinns@bigpond.com
suite 8 level 1 avery house, 48 secchia street, st helens 7216

bdo BUILDING DESIGNERS AUSTRALIA accreditation no: CC 1269L

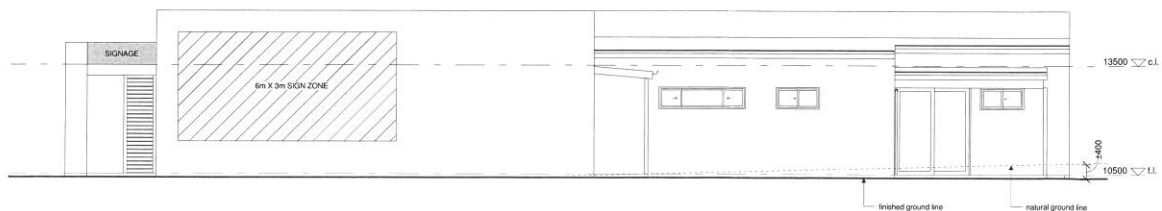


1 west elevation
1 : 100

3 east elevation
1 : 100



2 north elevation
1 : 100



4 south elevation
1 : 100

PROJECT:
commercial building

FOR:
r + e evans
73 burgess street
bicheno tasmania 7215

DRAWING TITLE:
elevations

SCALE: 1 : 100 DATE: june 28 2016

DRAWING NO: a04 PROJECT NO: 0216EV

DRAWN BY:
jennifer binns

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bdo BUILDING DESIGNERS ARCHITECTS ACCREDITATION NO: CC 1269L



3.4 AM2016/01 & DA2016/00108 – Section 43A, 488 & 496 Freestone Point Road, Triabunna and adjoining foreshore waters

Planning Assessment Report	
Proposal:	Section 43A Request for Planning Scheme Amendment and Planning Permit to rezone land from Open Space Zone and Environmental Management Zone to Light Industrial Zone and develop shore based marine farming.
Requested by:	Spring Bay Seafoods
Location:	488 & 496 Freestone Point Road, Triabunna and adjoining crown foreshore and waters
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Light Industrial Zone
Application Date:	16 February 2016
Statutory Date:	Not applicable
Attachments:	Instrument of Certification, Plans, Council's Technical Officer Comments
Author:	Shane Wells, Manager Planning and Special Projects

12. Executive Summary

- 12.1. The report considers the section 43A request for a combined rezoning and planning permit application for a marine farming shore facility and wharf at 488 & 496 Freestone Point Road, Triabunna and adjoining crown foreshore and waters.
- 12.2. To proceed, the request must be initiated by the Planning Authority. If initiated, public exhibition would follow and a final decision made by the Tasmanian Planning Commission.
- 12.3. It is recommended that the rezoning be initiated, that a draft permit be approved and that the matter be publicly exhibited for comment.

13. Legislative & Policy Content

- 13.1. The purpose of this report is to enable the Planning Authority to determine whether or not to initiate the planning scheme amendment and to determine whether to issue a draft planning permit for the associated planning application.
- 13.2. 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.
- 13.3. 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*.

- 13.4. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.

14. Risk & Implications

- 14.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 14.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications. If approved, the proposal is unlikely to generate any new demand for Council infrastructure or affect current asset maintenance programs.

15. Relevant Background and Past Applications

- 15.1. Outlined in body of report.

16. Supporting Documents

- 16.1. Supporting Report Rev04 prepared by Pitt and Sherry Pty Ltd dated 28 July 2016 which includes:
- Attachment A: Planning Application Drawings 1337-01(B), 1337-02(B), 1337-03(B), 1337-04(C), 1337-05(D), 1337-06(B), 1337-07(C) and 1337-08(B) prepared by Burbury Consulting Pty Ltd
 - Attachment B: Titles
 - Attachment C: Full Site Plan
 - Attachment D: Environmental Impact Assessment prepared by Marine Solutions Tasmania September 2015
 - Attachment E: Acoustic Assessment prepared by Environmental Dynamics dated 17 May 2016
 - Appendix F: Fencing plan
 - Appendix G: Bushfire report prepared by Pitt and Sherry Pty Ltd dated 8 January 2016
 - Appendix H: Traffic Impact Assessment prepared by Pitt and Sherry Pty Ltd dated 5 May 2016
 - Appendix I: Stormwater Plan prepared by Pitt and Sherry Pty Ltd undated
 - Appendix J: Coastal Impact Assessment prepared by Burbury Consulting dated 10 June 2016 and accompanying letter dated 21 June 2016
- 16.2. A management plan for the dredging and disposal of materials was prepared by Marine Solutions Tasmania Pty Ltd dated February 2016.
- 16.3. A Natural Values Report was prepared by North Barker Ecosystem Services dated 31 May 2016 and is attached.
- 16.4. Crown Consent.

17. Site Detail

- 17.1. Under the *Glamorgan Spring Bay Interim Planning Scheme 2016* (the scheme), the area is a mixture of zones. The Light Industry Zone applies to the existing aquaculture related uses including the subject site. At the end of Slipway Road the Light Industry Zone extends to the high water mark. The undeveloped sections of the Crown foreshore is

within the Open Space Zone. Land below the High Water Mark for a distance of 200m is within the Environmental Management Zone. The former mill is within a Particular Purpose Zone to cater for future tourism related development. Other land in the area is within the Rural Resource Zone. On the opposite side of Spring Bay, the established residential development and the Eastcoaster Resort is within the Low Density Residential Zone.

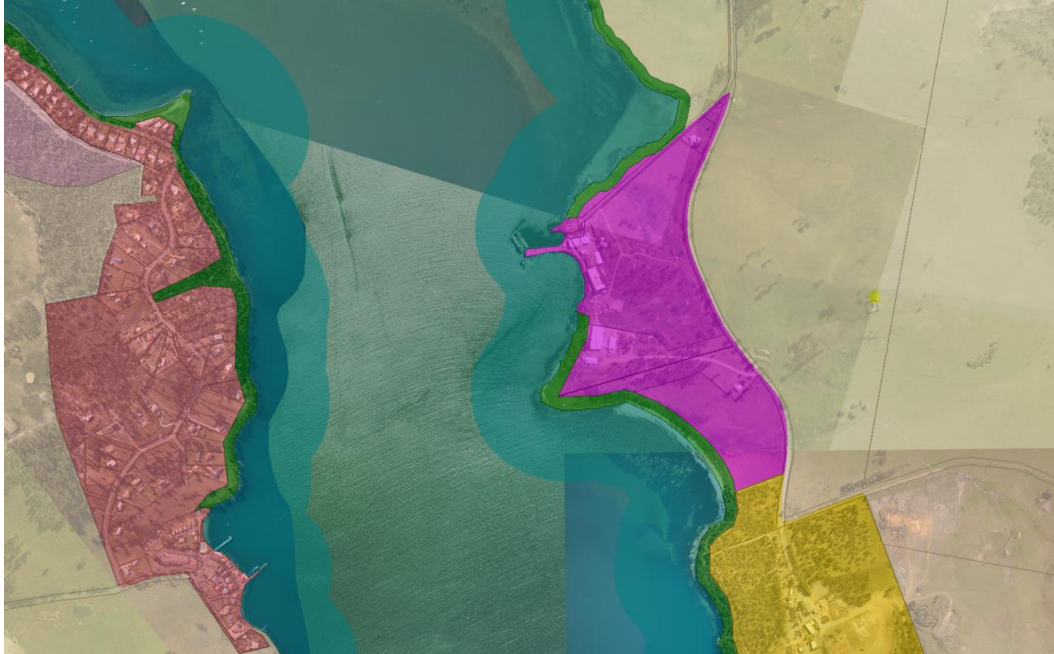


Figure 1: Current Zones

- 17.2. A number of overlays apply to the area. These are the:
 - 17.2.1. Attenuation Area for the existing aquaculture related operations.
 - 17.2.2. Waterways and Coastal Protection Area for the foreshore.
 - 17.2.3. Coastal Inundation Hazard Area which applies from the high water mark to 10m in elevation as an investigation area pending more detailed mapping.
 - 17.2.4. Coastal Erosion Hazard Area which applies to the nearby beach.
- 17.3. The private land totals 6.6ha in size across two lots: CT 137724/1 at 3.886 ha, and CT 6464/2 at 2.789ha. Approximately 0.9ha of crown land is subject to the application. The land is the current Spring Bay Seafood Operations and is located between Freestone Point Road and Paddys Point. The land contains four existing buildings associated with the current operator. The land falls away from Freestone Point Road at a gentle grade and as a westerly aspect. Undeveloped areas of the site are largely improved pasture with a number of native trees throughout.
- 17.4. The land is within serviced areas for water as well as telecommunication and electrical.



Figure 2. Aerial imagery.



18. Proposal

18.1. The request seeks to rezone:

- An area of crown foreshore from Open Space Zone to Light Industrial Zone.
- An area of water from Environmental Management Zone to Light Industrial Zone (CT 34145/2017).

18.2. The planning application seeks approval for marine farming shore facility and wharf across public and private land. The proposal is comprised of:

- A 195.5m long wharf, of which 59m is a concrete & rock causeway, constructed at 1.5m above AHD (drawing reference 1337-06).
- One 30m x 20m x 7.6m feed shed with Colorbond cladding.
- One 33m x 12m X 6m workshop with Colorbond cladding.
- Three demountable buildings for lunch room, amenities and office use; two are 12m x 3m X 3m and the third is 20m x 5m X 3m .
- An 80m wide and 107 long (approx.) hardstand pen assembly area.
- A loop internal access road continuing on from existing vehicle driveway with a 38 vehicle car park within the loop road.
- Two 12,000 litre self bonded fuel tanks west of the feed shed.
- Dredging in the vicinity of the Jetty, with a total footprint of 5,500m², and with material deposited on the adjacent shore.
- Security fencing.

18.3. The existing buildings are not subject to the application. The existing operation will continue to occur. The proposed operation may connect into existing wastewater services associated with this existing use or may provide individual services.

18.4. The feed shed and demountable buildings are located on Crown land, as is the groyne and wharf. Crown consent pursuant to section 52 of LUPAA has been provided.

19. Assessment of the planning scheme amendment

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

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

19.2. Regional land use strategy

19.2.1. Any scheme amendment must be, as far as practicable, consistent with regional land use strategies.

19.2.2. The Southern Tasmanian Regional Land Use Strategy (the RLUS – available at http://stca.tas.gov.au/rpp/wp-content/uploads/2011/05/land_use_strategy_2013_Amended_8thnov_web.pdf) acknowledges that marine farming is outside the provisions of LUPAA yet 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.

19.2.3. The site satisfies these policies as the proposal builds upon existing aquaculture uses in an area zoned for industrial use. The rezoning provides an ability to provide marine infrastructure to enable use of the industrial area as the existing slipway has inadequate space to accommodate the specific needs of the operation. The consolidation of shore based aquaculture activities facilitated by the rezoning avoids the establishment of new facilities in disparate greenfield locations where natural values may be more prevalent and where servicing or access is constrained.

19.2.4. Relevant policies from The Coast are:

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

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

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

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

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

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

The rezoning will not lead to any clearance of coastal native vegetation. The proposal would provide a small extension of an existing industrial zone to provide access to the coast and enable consolidation of similar uses in an established location. Coastal inundation or erosion hazards exist but are minimal and require little mitigation.

It is considered that the rezoning would further the relevant policies of the RLUS.

19.3. Local land use strategy & planning scheme implications

19.3.1. Local strategy is provided through the Triabunna / Orford Structure Plan which was revised in 2014, which 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.

19.3.2. The Structure Plan also addresses the importance of the coast to the settlements, in particular the amenity that the coast provides, the effect the coast has had on the layout and configuration of the two settlements. The values of the coast in this location are however limited. The existing uses in the area do 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 development and to avoid unnecessary disturbance to coastal

environments in the development on onshore marine farming infrastructure. The proposal is considered to be consistent with these desired outcomes.

19.3.3. The current planning scheme provides for the re-development of the former mill through a Particular Purpose Zone. No applications have been made to Council for the former mill. In 2015, Tas Marine Constructions announced a \$5 million redevelopment of the wharf at the former mill as a marina.

19.3.4. In its approval of the Particular Purpose Zone the Tasmanian Planning Commission noted:

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

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

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

19.4. State Policies

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

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

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

19.5. RMPS Objectives

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

Objectives – Part 1	Comment
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes	The site is part of a modified area with limited natural and physical resources. Documentation submitted with the application demonstrates that the rezoning and proposal provides for sustainable development.

<i>and genetic diversity;</i>	
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	The rezoning will expand the existing industrial footprint to achieve access to the coast. This is necessary for marine farming and aquaculture related industries. The extent of the rezoning is minimal and given the absence of significant environmental, landscape or public use values it is considered to provide for fair, orderly and sustainable use and development.
(c) <i>to encourage public involvement in resource management and planning; and</i>	The public will be involved in the draft planning scheme amendment through opportunity to make representation and attend public hearings. The public have also had the opportunity to provide input in to the Structure Plan.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	The draft amendment will facilitate economic development in the area.
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The proposed amendment will require the approval of the Tasmanian Planning Commission following community consultation. Off shore activities are assessed by the Marine Farming Planning Review Panel.
<i>Objectives – Part 2</i>	<i>Comment</i>
(a) <i>to require sound strategic planning and co-ordinated action by State and local government;</i>	<p>The proposed amendment is seen as a sound strategic response to the demand for shore based facilities associated with a key Tasmanian industry. The rezoning is consistent with the Structure Plan which was prepared via a collaborative and cost-sharing effort between Council and the State government. Off-shore elements associated with the proposal are assessed by the State Government through the Marine Farming Planning Review Panel. The <i>Marine Farming Planning Act 1995</i> provides that:</p> <p>(1) The purpose of this Act is to achieve well-planned sustainable development of marine farming activities having regard to the need to –</p> <p>(a) integrate marine farming activities with other marine uses; and</p> <p>(b) minimise any adverse impact of marine farming activities; and</p>



	<p>(c) set aside areas for activities other than for marine farming activities; and</p> <p>(d) take account of land uses; and</p> <p>(e) take account of the community's right to have an interest in those activities.</p>
<p>(b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.</i></p>	<p>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.</p>
<p>(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i></p>	<p>No adverse social or economic effects have been identified. As detailed in the supporting reports, native vegetation will be impacted upon however the conservation value is limited by past disturbance and the impact is considered acceptable. Effect on waterways can be appropriately managed through development controls.</p>
<p>(d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i></p>	<p>The proposed amendment supports this objective and is consistent with State, regional and local planning policies and strategies.</p>
<p>(e) <i>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</i></p>	<p>This objective is provided for by the legislative processes in place.</p>
<p>(f) <i>to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and</i></p>	<p>The proposal provides for growth and expansion of aquaculture related industries which have co-located overtime within the existing Light Industrial Zone. The proposal requires only minimal extension of the zone. No adverse effects have been identified. It is considered that this objective is furthered by the proposal.</p>
<p>(g) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic,</i></p>	<p>The site and adjoining land is not known to contain any items or places of scientific, aesthetic, architectural or historic interest.</p>



<i>architectural or historical interest, or otherwise of special cultural value; and</i>	If any Aboriginal heritage sites are discovered during potential future works then the <i>Aboriginal Relics Act 1975</i> will apply for reporting and management purposes.
(h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;</i>	All necessary public infrastructure is currently provided to the site.
(i) <i>to provide a planning framework which fully considers land capability.</i>	The capability of the site to support rural or agricultural pursuits is non-existent.

19.6. Environmental and heritage values of the land

19.6.1. Environmental values are discussed in detail in the supporting reports.

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

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

19.6.1.3. The Environmental Impact Assessment focused upon the intertidal and subtidal zones near the development footprint proposed. The report determined that the environmental risk of the proposal is low and small in scale. No threatened or introduced species were observed.

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

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

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

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

19.6.4. In summary, environmental values do exist in the development site however these values are not significant and do not impede future development.

19.7. Infrastructure and transport services

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

- 19.7.2. TasWater have consented to the development permit and have raised no issue with the rezoning. TasWater consent is attached.
- 19.7.3. Wastewater will be managed on site as detailed in the supporting reports via existing services on site. The connection to these services and any upgrade will be subject to future Special Plumbing Permit requirements.
- 19.7.4. Stormwater will be managed on site. The stormwater code in the planning scheme will apply.
- 19.7.5. The Traffic Impact Assessment identifies no network capacity or design issues affecting the development.

19.8. Commentary on the Planning Scheme Template

- 19.8.1. The supporting report in section 7.2 on page 19 considers that the permit sought is categorised as part Port and Shipping for the wharf and part Service Industry for the pen assembly and repair area and workshop. Arguably, the associated permit is classified in full or part as *shore based marine farming* which:

means use of land to provide on-shore support infrastructure and facilities for off-shore aquaculture but does not include processing of fish

This use is part of the Resource Development Use Class although, unhelpfully, the Planning Scheme Template for Tasmania does not make this clear. Resource Development is defined as:

use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing.

- 19.8.2. Resource Development is prohibited in the Light Industrial Zone. The Light Industrial Zone has a more narrow focus under the newer interim planning schemes given the RLUS recognition that rural zoned areas can appropriately support large scale processing related to aquaculture or agricultural without specific zoning. However, the long-term application of an industrial zone in this area has allowed similar marine based uses to co-locate. This has achieved orderly land use outcomes through efficient service provision and use of foreshore land, albeit with some ongoing odour concerns caused by a former operation.
- 19.8.3. A separate report to Council will consider the introduction of the Resource Development use class into the locality.
- 19.8.4. The Environmental Management Zone applies to the majority of the foreshore. Accordingly, the Environmental Management Zone provides a discretionary avenue for resource based activities reliant on a coastal location
- 19.8.5. The Spring Bay foreshore is however within the Open Space Zone. The Open Space Zone has a narrower focus and does not provide a similar discretion.
- 19.8.6. In this location, passive recreation opportunities are limited, particularly adjacent to the Light Industrial Zone and none have established. Replacing the Open Space Zone with the Environmental Management Zone would remove the obstacle to achieve access to the coast for shore based marine farming but not impede future walkways or other public use of the foreshore from occurring.

The use of the Open Space Zone or Environmental Management Zone along foreshores has not been consistent across the southern region. Some schemes use the Open Space Zone only at beaches and where public parks are location whilst others use the Open Space Zone to signify potential foreshore trails.

20. Assessment of the planning permit

20.1. Zone Use Standards

20.1.1. Use standards within the zone are not applicable given the separation that exists to residential zones.

20.2. Zone Development Standards

20.2.1. The acceptable solution for building height is 9m and all buildings comply with this.

20.2.2. The acceptable solution for frontage setback is 10m and all buildings comply with this.

20.2.3. The acceptable solution for side and rear boundary setback is not application in the absence of an adjoining residential zone.

20.2.4. The acceptable solution for building design is not complied with. The acceptable solution is drafted for an urban setting. The performance criteria for design set out at clause 24.4.3 P1 is considered to be satisfied having regard to the location and nature of the site where considerations such as presentation to the street are not relevant.

20.2.5. The acceptable solution for passive surveillance is not complied with. Again, the acceptable solution is drafted for an urban setting. The performance criteria for design set out at clause 24.4.4 P1 is considered to be satisfied having regard to the location and nature of the site where considerations related to public safety are not relevant.

20.2.6. The acceptable solution for landscaping is not complied with and no landscaping is proposed. Given the separation from buildings and works to the frontage, it is considered reasonable that no requirement for landscaping be required.

20.2.7. The acceptable solution for outdoor storage area is complied with based on the measures proposed in the supporting report on page 27. Any outdoor storage would not have a significant effect on the appearance of the site or locality. Nevertheless, it is recommended that a condition on any permit granted provide for outdoor storage in the event that the needs of the operator vary over time.

20.2.8. The acceptable solution for fencing is complied with.

20.3. Planning Scheme Codes

20.3.1. Bushfire-Prone Areas Code. The bushfire report notes that the risk is low and that the proposal can be deemed exempt from the code.

20.3.2. Potentially Contaminated Land Code is not applicable.

20.3.3. Landslide Code is not applicable.

20.3.4. The Road and Rail Code is applicable. The Traffic Impact Assessment proposes to relocate a sign and remove vegetation to achieve compliant sight distance. Additionally, the proposal relies on the following performance criteria.

Performance Criteria	Comment
<p>E5.5.1 P2</p> <p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (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. 	<p>The Traffic Impact Assessment demonstrates that increase traffic will not impact traffic safety or efficiency.</p>

20.3.5. The Parking and Access Code is applicable. There are a number of applicable standards. The proposal relies on performance criteria with respect to landscaping and to driveway surfacing. Landscaping in the area is unnecessary. Vehicular access is via an extension of existing gravel driveways and therefore a gravel surface is considered reasonable and unlikely to give rise to amenity impacts to adjoining land. Standard conditions relating to the final design and construction of car parking are considered appropriate for any permit granted.

20.3.6. The Stormwater Management Code is applicable. The proposal relies on the following performance criteria.

Performance Criteria	Comment
<p>E7.7.1 P1</p> <p>Stormwater from new impervious surfaces must be managed by any of the following:</p> <ul style="list-style-type: none"> (a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles; (b) collected for re-use on the site; (c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council. 	<p>The concept stormwater management plan shows that building runoff will be direct to water tanks and hardstand runoff will be directed to sediment basins prior to discharge to Spring Bay. The proposed method is considered to satisfy the performance criteria but it would be appropriate to include relevant conditions on any permit granted in relation to the detailed design.</p>



E7.7.1 P2

A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.

20.3.7. Electricity Transmission Infrastructure Protection Code is not applicable.

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

20.3.9. The Biodiversity Code does not apply. The Natural Values Assessment was provided to demonstrate the strategic basis of the rezoning.

20.3.10. The Waterway and Coastal Protection Code is applicable. The proposal relies on the following performance criteria.

Performance Criteria	Comment
<p>E11.7.1 P1 Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:</p> <ul style="list-style-type: none">(a) avoid or mitigate impact on natural values;(b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;(c) avoid or mitigate impacts on riparian or littoral vegetation;(d) maintain natural streambank and streambed condition, (where it exists);(e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;(f) avoid significantly impeding natural flow and drainage;(g) maintain fish passage (where applicable);(h) avoid landfilling of wetlands;(i) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp,	<p>The documentation submitted demonstrates that natural values to be impacted by works within the overlay are minimal and are to be suitably mitigated. The discharge from the sediment basins is unlikely to have adverse effects. It is appropriate to require soil and water management measures on any permit granted. It is also appropriate to require details on the stormwater management to ensure the sediment basins are appropriately designed and constructed.</p>



2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.	
E11.7.1 P4 Development involving a new stormwater point discharge into a watercourse, wetland or lake must satisfy all of the following: (a) risk of erosion and sedimentation is minimised; (b) any impacts on natural values likely to arise from erosion, sedimentation and runoff are mitigated and managed; (c) potential for significant adverse impact on natural values is avoided.	

20.3.11. The Historic Heritage Code is not applicable.

20.3.12. The Scenic Landscape Code is not applicable.

20.3.13. The Inundation Prone Areas Code is applicable. Detailed mapping of the extent of inundation is not available and the planning scheme therefore defaults to an investigation area which applies up to the 10m contour. The purpose is to trigger more detailed investigations where appropriate. The application includes a coastal impact assessment and all habitable structures are located above 3m in elevation. The proposal relies on the following performance criteria.

Performance Criteria	Comment
E15.7.6 P1 Buildings and works must satisfy all of the following: (a) need for a coastal location is demonstrated; (b) new facilities are grouped with existing facilities, where reasonably practical; (c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill; (d) waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure waste is safe from inundation events; (e) risk from inundation is acceptable, taking into account the nature of the development and its	It is considered that the proposal satisfies these criteria as the work is reliant on a coastal location and coastal infrastructure is grouped with similar infrastructure. The buildings minimise the extent of cut and fill and the risk of inundation is minimal.



users.	
<p>E15.7.6 P2</p> <p>Dredging or reclamation must satisfy all of the following:</p> <ul style="list-style-type: none">(a) be necessary to establish a new or expanded use or development or continue an existing use or development(b) potential for foreshore erosion or seabed instability is minimised;(c) impacts to coastal processes, including sand movement and wave action are minimised and any potential impacts will be mitigated so that there are no unreasonable adverse long-term effects,(d) limited and acceptable impact on aquatic flora, fauna and habitat;(e) risk of re-suspension of potentially contaminated material is minimised;(f) extracted material will be adequately and appropriately disposed of, including appropriate management of any declared weeds, local environmental weeds and other contamination;	<p>The proposal relies on dredging to provide sufficient depth. Without this the facility would need to be located elsewhere an most likely within a greenfield site where potential disturbance is greater. It is has been demonstrated that any potential impact from such activity can be mitigated or managed appropriately.</p>

20.3.14. The Coastal Erosion Hazard Code is not applicable.

20.3.15. The Signs Code applies to the relocation of the existing sign to provide for improved sight distance at the vehicular access. The sign is defined as a Ground Based Sign which is a permitted sign in the zone provided the height is no more than 2.4m and the area of each face is no more than 2.5m². The sign therefore complies.

20.3.16. The Telecommunications Code does not apply.

20.3.17. The Coastal Development Code does not apply.

21. Referrals

21.1. TasWater

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



21.2. Department of State Growth

- 21.2.1. The Department of State Growths comments are contained in the attached report from Councils Technical Officer.

21.3. Marine and Safety Tasmania (MAST)

- 21.3.1. MAST comments are contained in the attached report from Councils Engineering Officer.

21.4. Aboriginal Heritage Tasmania

- 21.4.1. Aboriginal Heritage Tasmania have advised:

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

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

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

21.5. Environment Protection Agency

- 21.5.1. The Environment Protection Agency have reviewed the Dredge Management Plan and advised

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

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

21.6. Council's Technical Officer

- 21.6.1. Comments from Council's Technical Officer are attached.

21.7. Council's Natural Resource Management Unit

- 21.7.1. Council's Natural Resource Management Unit have provided a number of conditions to include in any permit granted to mitigated potential impacts.

22. Conclusion

- 22.1. The proposal to rezone the land is considered to be consistent with regional and local land use strategy and the requirements of the *Land Use Planning and Approvals Act 1993*

- 22.2. On this basis it is recommended that Council initiate and certify draft amendment AM 2016 / 01, as detailed in the attachments to this report.
- 22.3. It is also recommended that Council approve draft permit DA 2016 / 18.
- 22.4. The proposed permit under section 43A of the *Land Use Planning and Approvals Act 1993* is consistent with the requirements of the planning scheme and is recommended for approval subject to conditions.

RECOMMENDATION:

- A. That in accordance with Section 34(1)(b) of the Land Use Planning & Approvals Act 1993, as provided for by the provisions of section 3 of schedule 6, Council initiates the draft amendment, to be known as draft amendment AM 2016/1 to rezone land at 488 & 496 Freestone Point Road, Triabunna and adjoining crown foreshore and waters from the Open Space Zone and Environmental Management Zone to the Light Industrial Zone in accordance with Attachment A.
- B. That in accordance with Section 35(1) of the Land Use Planning and Approvals Act 1993, as provided for by the provisions of section 3 of schedule 6, Council considers that draft amendment AM 2016/1 satisfies the provisions of Section 32 of the Land Use Planning and Approvals Act 1993.
- C. That in accordance with Section 35(2) of the Land Use Planning and Approvals Act 1993, as provided for by the provisions of section 3 of schedule 6, Council directs that draft amendment AM Council.
- D. That in accordance with Section 35(4) of the Land Use Planning and Approvals Act 1993, as provided for by the provisions of section 3 of schedule 6, Council directs that a certified copy of draft amendment AM 2016/1 be given to the Tasmanian Planning Commission within 7 days.
- E. That in accordance with Section 38 of the Land Use Planning and Approvals Act 1993, as provided for by the provisions of section 3 of schedule 6, Council directs that draft amendment AM 2016/1 be placed on public exhibition for no less than 28 days.
- F. That under Section 43C(1) of the Land Use Planning and Approvals Act 1993, as provided for by the provisions of section 3 of schedule 6, a draft permit is issued for shore based marine farming including the construction of a wharf, feedshed, workshop and pen assembly area, office and amenities building, carparking, vehicular access, dredging and signage at 88 & 496 Freestone Point Road, Triabunna and adjoining crown foreshore and waters (DA 2016 / 00018) subject to the following conditions:
1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
 2. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, date 29/04/2016 (TWDA 2016/00471-GSB).
 3. Staging must be in accordance with the endorsed plans and documents unless otherwise agreed to in writing by Council's Senior Planner.
 4. Any variation to external cladding or finish must be approved in writing by Council's Manager Planning and Special Projects.
 5. Goods, equipment, waste, packaging material or machinery stored outside a building must be:



- (c) located, screened or managed such that visibility from any public road, public land or adjoining residence is restricted; and
 - (d) maintained in a clean and hygienic manner;
- to the satisfaction of Council's Manager Planning and Special Projects.
6. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Signage

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

Environmental Management

- 12. Any variation to the Dredge Management Plan must be approved in writing by Council's Manager Planning and Special Projects or the Director of the Environment Protection Agency.
- 13. All illumination must be confined to the land in accordance with the requirements of Australian Standard AS 4282-1997, Control of the obtrusive effects of outdoor lighting.
- 14. Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences. The SWMP shall form part of this permit when approved.
- 15. Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.
- 16. Works associated with the development of the land must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
 - Monday to Friday 6:00 a.m. to 7:00 p.m.
 - Saturday 9:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
- 17. Through the construction process to the satisfaction of Council's Manager Planning and Special Projects, and unless otherwise noted on the endorsed plans or approved in writing by Council's Manager Planning and Special Projects, 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.



18. The developer must provide a commercial skip (or similar) for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.
19. No topsoil is to be removed from the site.
20. Works are to be undertaken in accordance with the recommendations of the Natural Values Assessment prepared by North Barker Ecosystem Services to:
 - Restrict works and associated activities to the footprint of the proposed development, and avoid unnecessary encroachment into areas of native vegetation;
 - Minimise clearance to the ARS community by avoiding inadvertent and unnecessary impacts to vegetation on the foreshore beyond the footprint of the proposed jetty and associated infrastructure;
 - Minimise impact to the GTL community in the west of the site by restricting works to the proposed footprint;
 - Avoid any non-essential removal of native vegetation (DVC);
 - Avoid any non-essential removal of individual *Eucalyptus viminalis* trees, particularly larger trees near the eastern boundary;
21. Prior to the commencement of construction, a vegetation management plan to the satisfaction of Councils Manager Planning and Special Projects must be prepared. The vegetation management plan must detail measures for:
 - a. the management and rehabilitation of remaining native vegetation, in particular the *Eucalyptus viminalis* – *E.globulus* coastal forest and woodland;
 - b. the eradicate all zone A weeds;
 - c. the control of all zone B weeds (eg fennel, Spanish Heath, Montpellier broom, African Boxthorn); and
 - d. machinery hygiene protocols pre and post development.
22. Prior to the commencement of construction, a waste management plan to the satisfaction of Councils Manager Planning and Special Projects must be prepared. The waste management plan must provide measures to appropriately contain, store and dispose of waste during construction and during the operation of the use.

Parking & Access

23. Prior to the commencement of use, at least thirty three (33) parking spaces must be provided on the land at all times for the use development, in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
24. At least one (1) of the required parking spaces must be provided for the use of people with disabilities as close as practicable to a suitable entrance to the building. The parking space must be signed and marked out to indicate that the space is only for use by persons with disabilities and must be designed in accordance with Standards Australia (2009): Australian Standard AS 2890.6 - 2009 – Parking Facilities Part 6: Off Street Parking for People with Disabilities; Standards Australia, Sydney.
25. Prior to the use commencing the developer must implement the recommendations contained within the document "Triabunna Shore Base Traffic Impact Assessment" dated 5 May 2016 Rev. 01 prepared by Pitt and Sherry. All works are to be undertaken at the developer's expense.

26. The areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – *Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney and Standards Australia (2002): Australia Standard AS 2890.2 – 2002, *Parking facilities - Part 2: Off-Street, Commercial vehicle facilities*, Sydney and to the satisfaction of Council's General Manager, and must include all of the following;
- g) Constructed with a durable all weather pavement
 - h) Adequate turning space on site to allow that vehicles enter and leave the site in a forward direction.
 - i) Vehicular passing areas
 - j) Drained to an approved stormwater system
 - k) Areas set aside for the loading and unloading of goods from commercial vehicles must be surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material may be asphalt, concrete, pavers or other approved material.
27. The areas set-aside for parking and associated access and turning must be kept available for these purposes at all times.
28. The areas set-aside for parking and associated access and turning must be designed and constructed to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's General Manager.
29. Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 *Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting*, or as otherwise approved by Council's General Manager.
30. A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's General Manager must be submitted to Council prior to the use commencing. The parking plan is to include:
- pavement details,
 - design surface levels and drainage,
 - turning paths,
 - dimensions
- and shall form part of the permit when approved.
31. The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
32. All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's General Manager.

State Road

33. The junction of the access road and Freestone Point Road must be upgraded to the satisfaction of the Department of State Growth and Council's General Manager prior to the use commencing. Works must include, but are not limited to:
- a) Pavement rehabilitation,
 - b) Provision of a sealed surface on the site access from the existing edge of seal on Freestone Point Road for a minimum distance of 15 metres, or as otherwise specified by the Department of State Growth. and



- c) Resealing of Freestone Point Road either side of the existing site access to provide a seal treatment that can resist the screwing forces of heavy vehicles turning in and out of the access.
34. Prior to the use commencing, the applicant must obtain a permit provided by the Transport Infrastructure Services Division of the Department of State Growth. Any conditions imposed by the Department of State Growth for works affecting the road reserve shall form part of this permit and must be adhered to. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the Roads and Jetties Act 1935.

Stormwater

35. All rainwater run-off from roof surfaces must be collected and stored in tanks for on-site use in accordance with Council Policy and to the satisfaction of Council's General Manager.
36. All stormwater run-off from impervious surfaces and storage tanks must be retained on site or drain to a legal discharge point to the satisfaction of Council's General Manager and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000. No stormwater run-off from the development is permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.
37. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with the *Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania* or *The Model for Urban Stormwater Improvement Conceptualisation (MUSIC)* and to the satisfaction of the Council's General Manager.
38. Stormwater from the development must be treated to achieve the stormwater quality standards set out in the Planning Scheme/State Stormwater Strategy 2010 (below), or as otherwise required by Council's General Manager, prior to discharging to the bay.

80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations.
--

45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations.
--

45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations

39. Prior to the development commencing the developer must submit, for approval by Council's General Manager, a detailed stormwater management plan, including calculations, prepared by a suitably qualified person demonstrating compliance with the conditions of this permit.



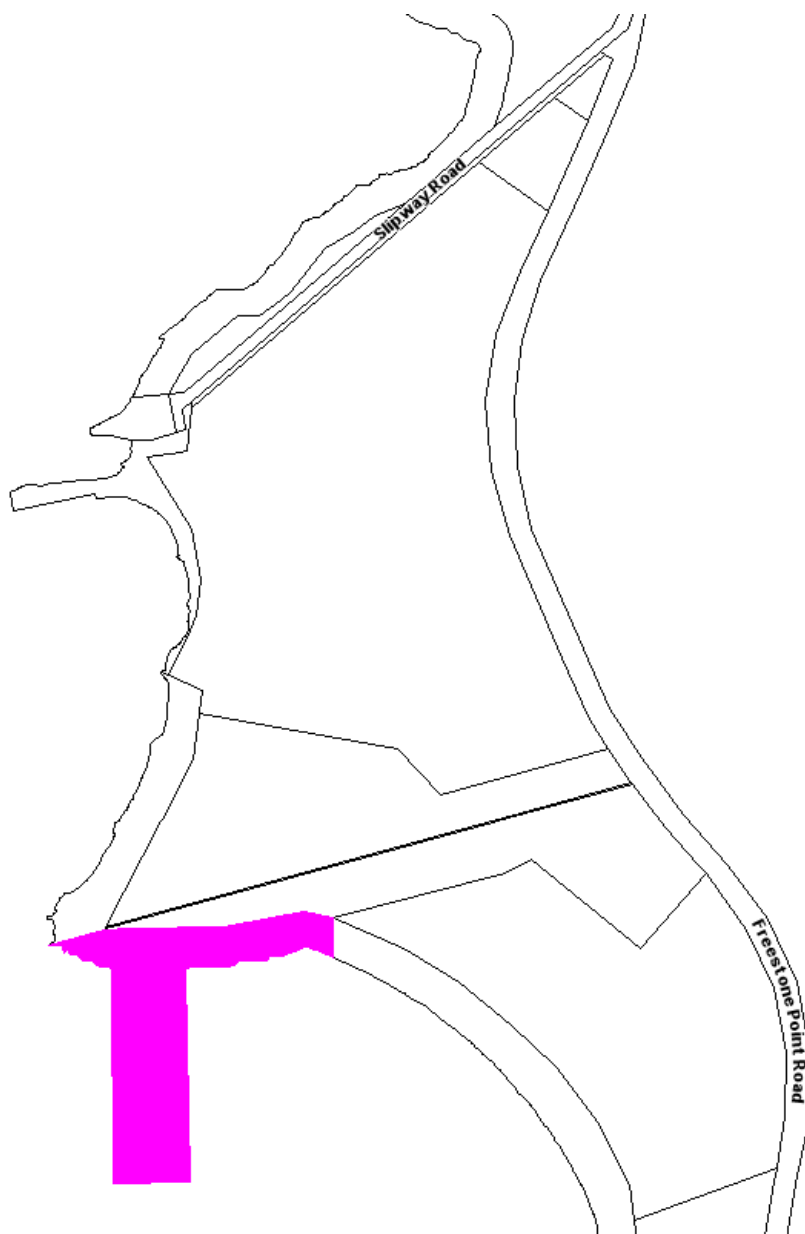
ATTACHMENT A

Glamorgan Spring Bay Interim Planning Scheme 2015

Amendment AM2016/1

LOCATION: 488 & 496 Freestone Point Road, Triabunna and adjoining crown foreshore and waters

AMENDMENT: Rezone Land from Open Space Zone and Environmental Management Zone to Light Industrial Zone





The Common Seal of the Glamorgan
Spring Bay Council is affixed below
Pursuant to Councils resolution of the
27th September 2016 in the presence of :

.....Mayor

.....General Manager

ATTACHMENT 2

Engineering Services Development Application Report

DEVELOPMENT APPLICATION DA 2016 / 00018

Tassal

488 & 496 Freestone Point Road, Triabunna

Comments:

Vehicular Access and Parking

Vehicular access to the property is from the Freestone point Road which is a State Road. The application was referred to the Department Of State Growth who advised the following:

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

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

A condition requiring the access be upgraded in accordance with a permit from the Department of State Growth is recommended.

A Traffic Impact Assessment (TIA) was submitted with the application. The TIA concluded that:

The additional traffic volumes generated by the development are expected to have minimal impact on the safety and operation of the surrounding road network including the intersection of the site entrance and Freestone Point Road

The proposed car park complies with the requirements of Australian Standard for Off Street Car Parking (AS/NZ2890.1:2004 and AS2890.6:2009) subject to minor adjustments made in the report including the addition on one accessible car parking space.

The development would provide a total of 33 car parking spaces; this is acceptable if the site employs 33 people, if the site employs 36 people an additional 3 spaces would need to be provided to ensure each employee has a car parking space.

There is sufficient space for loading and unloading activities at the site and a long rigid truck can circulate the site safely

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

Wastewater

There is no public reticulated sewerage infrastructure in the area. The applicant proposes on site disposal.

Wastewater generated from the site will be collected in a piped system to a package sewer pump station that will transfer inflows to the existing onsite treatment plant at the adjacent Spring Bay Seafoods site for disposal.



Upgrading and alteration to the existing system, including relocation of the soakage area, will be required and will be subject to detailed design.

The planning report supplied with the application has addressed preliminary design of the wastewater system. The on-site waste disposal system will need to be designed and installed in accordance with a Special Plumbing Permit.

Water

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

Stormwater

There is no Council stormwater reticulation in the area.

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

Collection of roof runoff for reuse on site

Collection of runoff from driveway, parking and hardstand to sediment basins prior to discharging to the foreshore.

No treatment has been proposed other than via the sedimentation basin. A detailed stormwater design will need to be undertaken and approved by Council to ensure sufficient treatment is provided to achieve the stormwater quality standards set out in the Planning Scheme/State Stormwater Strategy 2010 prior to discharging to the bay, as follows:

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

The stormwater outfall including any works within crown land will be subject to approval from Crown Land Services through a licence.

Marine and Safety

The application was referred to MAST who advised the following:

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

A condition requiring the provision of navigation marker to the requirements of MAST is recommended.

Planning Scheme Provisions

E6 Parking and Access

The TIA submitted with the application has proposed 33 spaces, or 1 per employee. In this instance the proposed parking appears adequate. A condition for the following car parking spaces is required to meet the acceptable solution.

E6.6.2 Number of Accessible Car Parking Spaces

As per BCA



E6.6.3 Number of Motorcycle Parking Spaces

2 Required. As the parking is for staff and that there will be one car space provided per employee the applicant proposes that any motorcycle parking could be accommodated in the provided car parking spaces. In this instance this is acceptable.

E6.6.4 Number of Bicycle parking Spaces

N/A

E6.7.1 Number of Vehicular Accesses

The site has an existing vehicle access point which will be used for the development. No new access is proposed. The development meets the acceptable solution.

E6.7.2 Design of Vehicular Accesses

A condition requiring all parking access and associated areas to be in accordance with AS2890 is recommended. The existing access onto the Freestone Point Road will need to be upgraded to the requirements of the Department of State Growth.

E6.7.3 Vehicular Passing Areas Along an Access

The access and circulation ways are designed for 2 way traffic.

E6.7.4 On-site Turning

On site turning is provided.

E6.7.5 Layout of Parking Areas

A condition requiring all parking, access and associated areas to be in accordance with AS2890 is recommended.

E6.7.6 Surface Treatment of Parking Areas

Surface treatment is not clearly shown on the plans. Given the existing gravel driveways through the site it is assumed that new vehicle access, circulation roadways, parking and manoeuvring areas are gravel. The dedicated loading areas are proposed to be concrete. Conditions are included to ensure the performance criteria are met.

E6.7.7 Lighting of Parking Areas

A condition requiring Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting, unless approved otherwise by the General Manager is included.

E6.7.8 Landscaping of Parking Areas

No landscaping is proposed. Refer to planning report.

E6.7.9 Design of Motorcycle Parking Areas

N/A

E6.7.10 Design of Bicycle Parking Facilities

N/A

E6.7.11 Bicycle End of Trip Facilities

N/A

E6.7.12 Siting of Car Parking

N/A

E6.7.13 Facilities for Commercial Vehicles

A condition requiring access and parking to generally comply with AS2890.2 is included.



E6.7.14 Access to a Road

Access is to the Freestone Point Road which is a State road. The application was referred to the Department of State Growth who have advised that upgrade works will need to be done to meet their requirements. Conditions requiring the upgrade of the access are recommended.

E7.0 Stormwater Management Code

E7.7.1 Stormwater Drainage and Disposal

The acceptable solution that stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure. There is no public stormwater infrastructure servicing the lot. The applicant proposes creating 2 new outfalls to Oakhampton Bay. A condition requiring stormwater from roofs to be collected in tanks for reuse in accordance with Council Policy and runoff from hardstand and tank overflow to be contained on site or directed to a legal point of discharge is recommended.

The size of the new impervious exceeds 600m² and incorporates parking for more than 6 cars. As such the developer will need to implement WSUD principles. The developer proposes to reuse stormwater runoff from roofed areas and install 2 new sediment basins to provide treatment to hardstand runoff prior to discharging to the bay. A condition requiring treatment in accordance with the State Stormwater Strategy 2010 is recommended.

Authorised

L Wighton
15 September 2016



3.5 AM2016/02 – Planning Scheme Amendment to Introduce Spring Bay Industrial Special Area Plan

Planning Assessment Report

Proposal:	Planning Scheme Amendment to introduce Spring Bay Industrial Special Area Plan.
Requested by:	Council
Location:	11 & 49 Slipway Road, Triabunna; 488 & 496 Freestone Point Road, Triabunna; part of 336 Okehampton Road, Triabunna (CT 54095/1) and adjoining crown foreshore and waters within the Light Industrial Zone
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Light Industrial Zone
Application Date:	Not applicable
Statutory Date:	Not applicable
Attachments:	Instrument of Certification
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. The report considers the introduction of a specific area plan to provide for aquaculture and related uses in the Light Industrial Zone.
- 1.2. To proceed, the request must be initiated by the Planning Authority. If initiated, public exhibition would follow and a final decision made by the Tasmanian Planning Commission.
- 1.3. The proposal is recommended for initiation.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine whether or not to initiate the planning scheme amendment and to determine whether to issue a draft planning permit for the associated planning application.
- 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

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications. If approved, the proposal is unlikely to generate any new demand for Council infrastructure or affect current asset maintenance programs.

4. Relevant Background and Past Applications

- 4.1. Outlined in body of report.

5. Site Detail

- 5.1. The land is within the Light Industrial Zone under the *Glamorgan Spring Bay Interim Planning Scheme 2016* (the scheme). There are a number of aquaculture related uses established in the area. The total area of the zone is approximately 30ha.

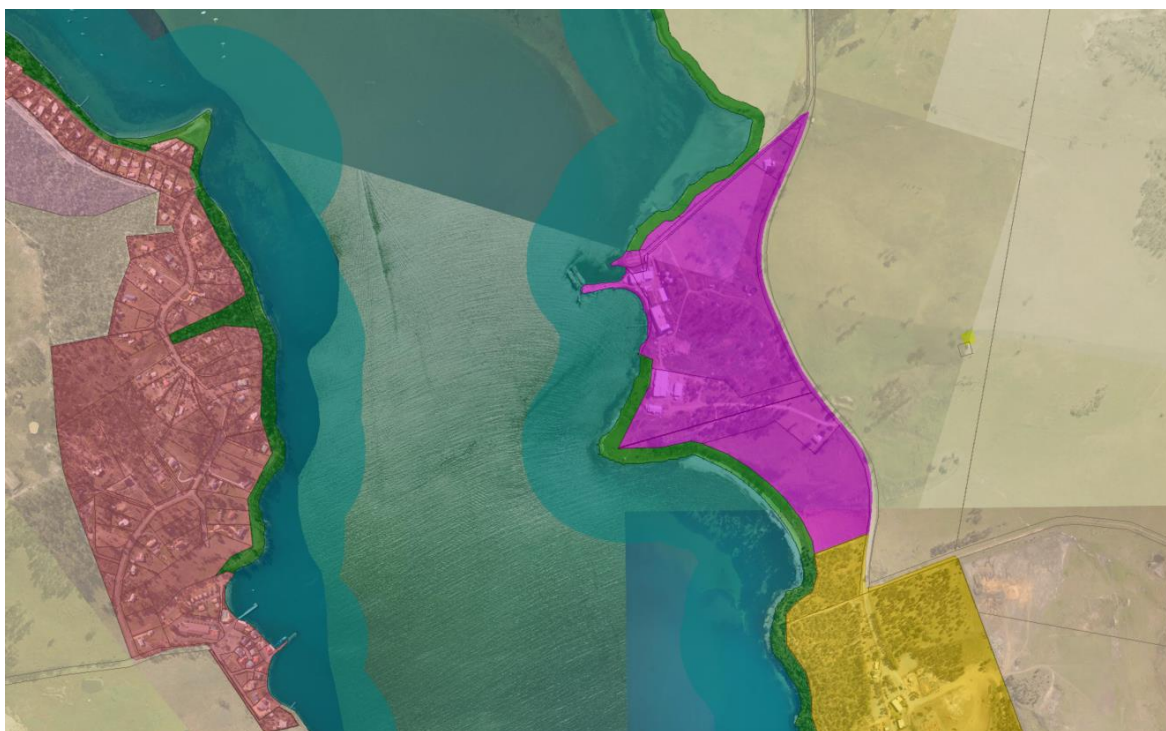


Figure 1: Current Zones

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

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

5.3. The land is within serviced areas for water as well as telecommunication and electrical.



Figure 2. Aerial imagery.

6. Proposal

6.1. The request seeks to introduce a Specific Area Plan for the Light Industrial Zone land that provides for aquaculture related uses, detailed in the Attachments to the report,

7. Assessment of the planning scheme amendment

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

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

7.2. Regional land use strategy

7.2.1. Any scheme amendment must be, as far as practicable, consistent with regional land use strategies.

7.2.2. The Southern Tasmanian Regional Land Use Strategy (the RLUS – available at <http://stca.tas.gov.au/rpp/wp-content/uploads/>)

[2011/05/land_use_strategy_2013_Amended_8thnov_web.pdf](#)) acknowledges that marine farming is outside the provisions of LUPAA yet 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.

- 7.2.3. The scheme continued with the industrial zoning established by the former Glamorgan Spring Bay Planning Scheme 1994. The zoning is consistent with PR 4.2 as it identifies a key marine farming area and protects uses within the zone from sensitive use conflicts more effectively than any other zone available. The issue is the urban centric nature of the Light Industrial Zone which does not provide for the full suite of aquaculture related industries. The site is highly suited for aquaculture uses as it is sheltered, well serviced by infrastructure – particularly road infrastructure and has a history of such uses.

7.3. Local land use strategy & planning scheme implications

- 7.3.1. Local strategy is provided through the Triabunna / Orford Structure Plan which was revised in 2014, which 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 scheme.
- 7.3.2. The Structure Plan also addresses the importance of the coast to the settlements, in particular the amenity that the coast provides, the effect the coast has had on the layout and configuration of the two settlements. The values of the coast in this location are however limited. The existing uses in the area do limit the capacity to access the foreshore for passive recreation and provide a modified landscaped. The structure plan seeks to retain undeveloped coastal locations as a natural buffer between urban development and to avoid unnecessary disturbance to coastal environments in the development on onshore marine farming infrastructure. The proposal is considered to be consistent with these desired outcomes.

7.4. State Policies

- 7.4.1. The *State Coastal Policy 1996* applies to the site as it is within 1 km of the high water mark. This policy makes little direct reference to shore based marine farming. The policy however offers a number of higher level principles of relevance. Importantly, the rezoning seeks consolidation of uses within the industrial zones and therefore avoids impacts to values existing in undeveloped coastal locations. As detailed below, the values of the area subject to the rezoning and minor given the nature of past development and existing uses. It is considered that the rezoning is consistent with this policy.
- 7.4.2. The *State Policy on the Protection of Agricultural Land 2009* does not apply given the current zoning of the land.
- 7.4.3. The *State Policy on Water Quality Management 1997* applies, but is more relevant to individual developments.

7.5. RMPS Objectives



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

<i>Objectives – Part 1</i>	<i>Comment</i>
<i>(f) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;</i>	The site is part of a modified area with limited natural and physical resources. Aquaculture related activities at the site reduces the potential demand for develop other foreshore areas where such values may be more prevalent.
<i>(g) to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	The specific area plan would ensure the full range of aquaculture related uses can occur within the site. Co-location where possible can best provide for orderly use of land and efficiency.
<i>(h) to encourage public involvement in resource management and planning; and</i>	The public will be involved in the draft planning scheme amendment through opportunity to make representation and attend public hearings. The public have also had the opportunity to provide input in to the Structure Plan.
<i>(i) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	The draft amendment will facilitate economic development in the area.
<i>(j) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The proposed amendment will require the approval of the Tasmanian Planning Commission following community consultation. Off shore activities are assessed by the Marine Farming Planning Review Panel.
<i>Objectives – Part 2</i>	<i>Comment</i>
<i>(a) to require sound strategic planning and co-ordinated action by State and local government;</i>	The proposed amendment is seen as a sound strategic response to the demand for shore based facilities associated with a key Tasmanian industry. The proposal is consistent with the Structure Plan which was prepared via a collaborative and cost-sharing effort between Council and the State government.
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives,</i>	The proposal has been submitted in accordance with Section 34 of the Act and is consistent with all relevant legislation. The proposed amendment will form part of the Planning Scheme, which controls the use, development and protection of land.



<i>policies and controls for the use, development and protection of land.</i>	
(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i>	No adverse environmental, social or economic effects have been identified.
(d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i>	The proposed amendment supports this objective and is consistent with State, regional and local planning policies and strategies.
(e) <i>to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i>	This objective is provided for by the legislative processes in place.
(f) <i>to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and</i>	The proposal provides for growth and expansion of aquaculture related industries which have co-located overtime within the existing Light Industrial Zone.
(g) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</i>	<p>The area is not known to contain any items or places of scientific, aesthetic, architectural or historic interest.</p> <p>If any Aboriginal heritage sites are discovered during potential future works then the <i>Aboriginal Relics Act 1975</i> will apply for reporting and management purposes.</p>
(h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;</i>	All necessary public infrastructure is currently provided to the site.



(i) <i>to provide a planning framework which fully considers land capability.</i>	The capability of the site to support agricultural pursuits is non-existent.
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7.6. Environmental and heritage values of the land

- 7.6.1. The proposal only affects the potential use of the land. Environmental values do exist but are not considered to be significant in their relative importance or extent.

7.7. Infrastructure and transport services

- 7.7.1. The land is serviced by reticulated water road transport infrastructure.
- 7.7.2. TasWater will receive a referral of this amendment if initiated.
- 7.7.3. Wastewater is managed on site via Special Plumbing Permit requirements.
- 7.7.4. Stormwater is managed on site. The stormwater code in the planning scheme will apply.
- 7.7.5. Freestone Point Road is adequate for heavy vehicle movements.

8. Conclusion

- 8.1. The proposal to introduce a specific area plan is considered to be consistent with regional and local land use strategy and the requirements of the *Land Use Planning and Approvals Act 1993*.
- 8.2. On this basis it is recommended that Council initiate and certify draft amendment AM2016 / 01, as detailed in the attachments to this report.

RECOMMENDATION:

- A. That in accordance with Section 34(1)(b) of the Land Use Planning & Approvals Act 1993, subject to the provisions of section 3 of schedule 6, Council initiates the draft amendment, to be known as draft amendment AM2016/2 to introduce the Spring Bay Industrial Specific Area Plan in accordance with Attachment A.
- B. That in accordance with Section 35(1) of the Land Use Planning and Approvals Act 1993, subject to the provisions of section 3 of schedule 6, Council considers that draft amendment AM2016/2 satisfies the provisions of Section 32 of the Land Use Planning and Approvals Act 1993.
- C. That in accordance with Section 35(2) of the Land Use Planning and Approvals Act 1993, subject to the provisions of section 3 of schedule 6, Council directs that draft amendment AM2016/2 be certified by instrument in writing affixed with the common seal of the Council.
- D. That in accordance with Section 35(4) of the Land Use Planning and Approvals Act 1993, subject to the provisions of section 3 of schedule 6, Council directs that a certified copy of draft amendment AM2016/2 be given to the Tasmanian Planning Commission within 7 days.
- E. That in accordance with Section 38 of the Land Use Planning and Approvals Act 1993, subject to the provisions of section 3 of schedule 6, Council directs that draft amendment AM2016/2 be placed on public exhibition for no less than 28 days.

ATTACHMENT A

Glamorgan Spring Bay Interim Planning Scheme 2015

Amendment AM2016/2

LOCATION: 11 & 49 Slipway Road, Triabunna; 488 & 496 Freestone Point Road, Triabunna; part of 336 Okehampton Road, Triabunna (CT 54095/1) and adjoining crown foreshore and waters within the Light Industrial Zone

AMENDMENT: Part A.

Insert the following Specific Area Plan

F4.0 Spring Bay Industrial Specific Area Plan

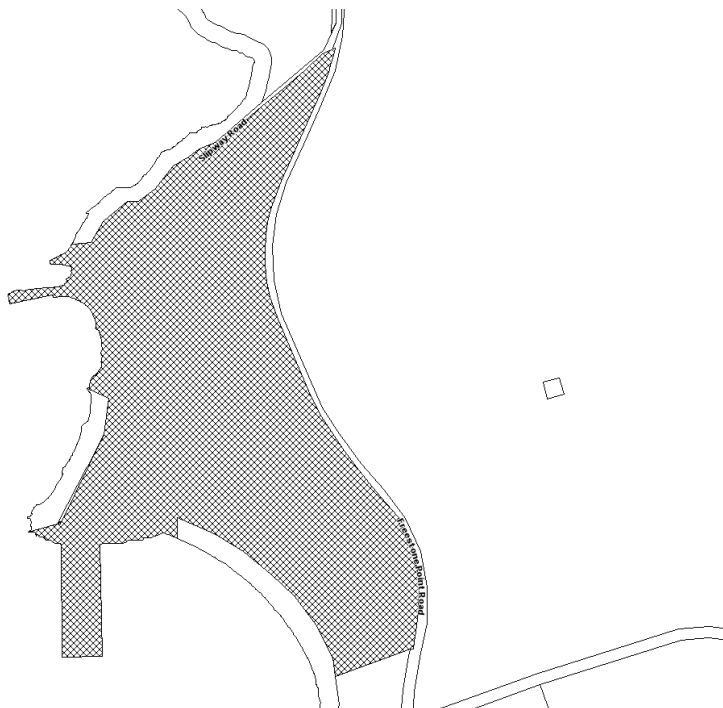
F4.1 Purpose of Specific Area Plan

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

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

F4.2 Application of Specific Area Plan

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



F4.3 Use Table

No permit required	
Use Class	Qualification
Permitted	
Use Class	Qualification
Resource development	If for aquaculture or shore based marine farming
Resource processing	If for fish processing
Discretionary	
Use Class	Qualification
Resource processing	Except if permitted

F4.4 Use Standards

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

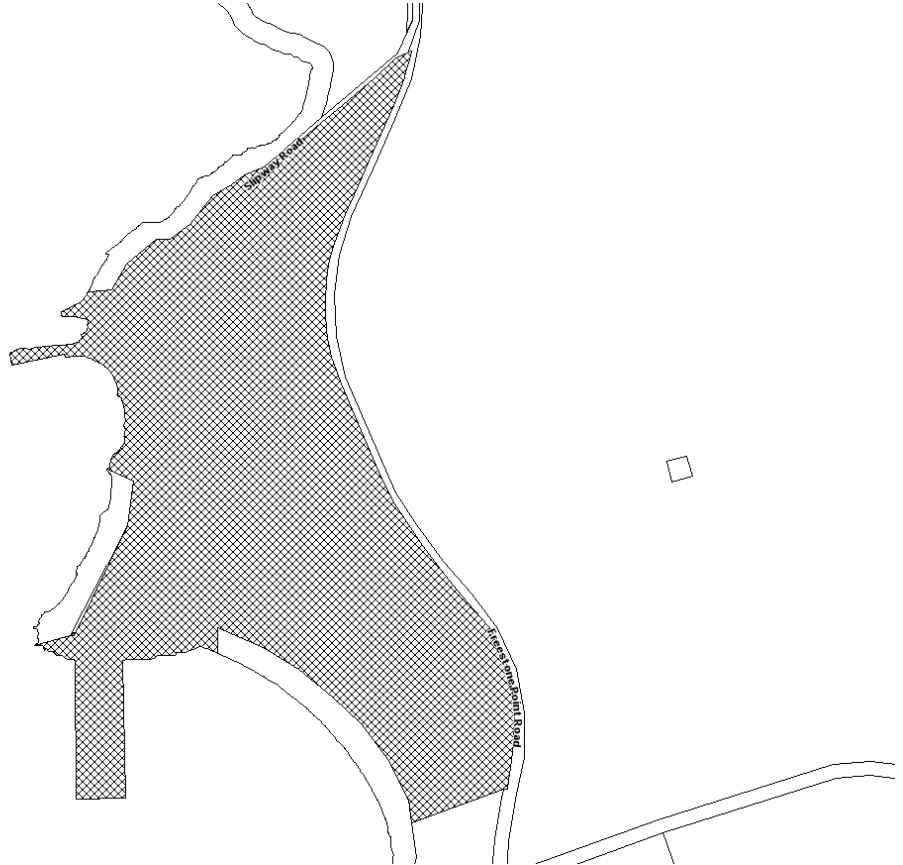
F4.5 Development Standards

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

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

AMENDMENT: Part B:

Amend the planning scheme maps to show the following as the Spring Bay Industrial Special Area Plan



The Common Seal of the Glamorgan
Spring Bay Council is affixed below
Pursuant to Councils resolution of the
27th September 2016 in the presence of :

.....Mayor

.....General Manager

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

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.

Questions on Notice

4.1 Ms Heather Monk

From: Monk, Heather

Sent: Sunday, 11 September 2016 11:40 AM

To: Eileen Harwood

Subject: Two questions, from a ratepayer, for the Glamorgan Spring Bay Council Meeting - Tuesday 27th September 2016

To The Glamorgan Spring Bay Council,

1. The Swansea Beach Chalets and private land ownership dominate the North Eastern Jubilee Beach coastline, at Gull Rock, leaving no 'legal' public pedestrian access to the beach in front of The Swansea Beach Chalets from the road at the [1-42 Shaw St.](#) residential strip of road.

Where is the 'public thoroughfare' access that gives equal access to this beach for everyone?

I have tried to access this end of the beach but can only get there from behind the Primary School and over the rocks OR from the rocks around the southern end of Nine Mile Beach.

Where is the 'public thoroughfare' access for Swansea locals who wish to use the North Eastern end of Jubilee Beach and for Shaw St residents who live in the [1-42 Shaw St](#) strip?

General Manager's Response

The public thoroughfare is accessed via the end of Shaw Street.

2. How can 'public pedestrian access', (including accessible for all abilities- the elderly, parents with children, wheelchairs) be created to serve the residents and visitors of Swansea who wish to access the Gull Rock area of Jubilee Beach from [1-42 Shaw St](#)?

General Manager's Response

Formalised access is on Council's current planning for the area but can only be via Shaw Street. All the other land is private titles.

Heather Monk

Swansea Ratepayer - Shaw St

5. Mayors' Reports

Councillor Cheryl Arnol, Deputy Mayor Acting Mayor 19th August to 2nd September, 2016 (inclusive)

18 th August	Buckland	Attended illegal firewood harvesting forum.
19 th August	Orford	Represented Council at the 2016 Sustainable Communities Award for Keep Australia Beautiful (Tas). Congratulations to all of our Glamorgan Spring Bay winners. An official list of our local award winners will be published in the October 2016 Ordinary Meeting of Council Agenda.
23 rd August	Triabunna	Council Workshop.
	Triabunna	Council Meeting.
27 th August	Coles Bay	Parks Centenary Open Day. Clr Woods attended with me.
30 th August	Triabunna	Official farewell function for Constable Michael Hinchin from Triabunna Police who has transferred in his employment.

Mayor Michael Kent AM

7 th September	Hobart	Attended a meeting with Minister Gutwein to discuss the draft voluntary amalgamations feasibility report along with other South Eastern General Managers and Mayors.
8 th September	Triabunna	General Manager briefed myself and the Deputy Mayor on the proposed raw water scheme on the Tea Tree Rivulet at Buckland.
	Orford	Met with Brian Mitchell MP and Rebecca White MP to discuss the Glamorgan Spring Bay municipal area. Gave an interview to The Mercury regarding the leaked document on proposed developments in our area.
9 th September	Orford	I was interviewed by Ryk Goddard on ABC 936 regarding the leaked document on proposed developments in our area.
13 th September	Triabunna	Meeting with the General Manager and KPMG to review the draft voluntary amalgamations feasibility report. Attended the Council Workshop.
14 th September	Hobart	Attended a meeting with Minister Gutwein and Mayor Peter Coad.

	Triabunna	Attended a meeting with local farmers to discuss the proposed Tea Tree Rivulet raw water scheme.
15 th September	Triabunna	Met with Tassal to discuss the Okehampton Bay fish farm. Interview with ABC TV on the floods in our area.

Recommendation

That the Mayors' Reports be received and noted.

6. Information Reports

6.1 General Manager, David Metcalf

Council Governance · Corporate Services · Medical Services · Economic Development · Safety & Risk Management
· Visitor Centres

Council Governance

Council meetings are being conducted monthly with special meetings being called by the Mayor or councillors when required. Council meetings are usually held on the fourth Tuesday of the month and commence at 5.00pm. Workshops are scheduled on the second Tuesday of each month and on the day of a Council meeting, unless otherwise required. The September Council meeting is on Tuesday 27th September 2016 at 5.00pm in Swansea.

Medical Services

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

Corporate Services

Final end of year accounts have been submitted to the Tasmanian Audit Office as required on 12th August 2016. The financials presented in this report have returned to the normal presentation.

Cash and Investments

Cash and Investments at the end of August 2016 were \$3,168k against August 2015 \$3,256k, August 2014 \$3,610k, and August 2013 \$4,039k. Considering the level of capital works being carried out in the last five years, and the transfer of cash to enable the purchase of the new Council offices in Triabunna, it is a pleasing result. Property sales are delayed due to the couple of planning and property adjustments that have to be made to some properties and will be presented ASAP. A workshop will be scheduled before any presentation to a formal meeting.

Property Information

Property transactions for the YTD August are 32% up on last year. At this very early stage this is showing a very pleasing trend as investors and families invest in our area. There is an extra 33 property transactions this financial year compared to the year before.

Human Resources

The management team (MANEX) is currently working with Council's human resources consultant on the development, consultation and implementation of the LGAT Drug and Alcohol Policy. The consultation with workers on this policy took place in early September facilitated by our HR Consultant and Relevant Drug Testing Tasmania. Feedback has been received and the policy will be finalised in early October.

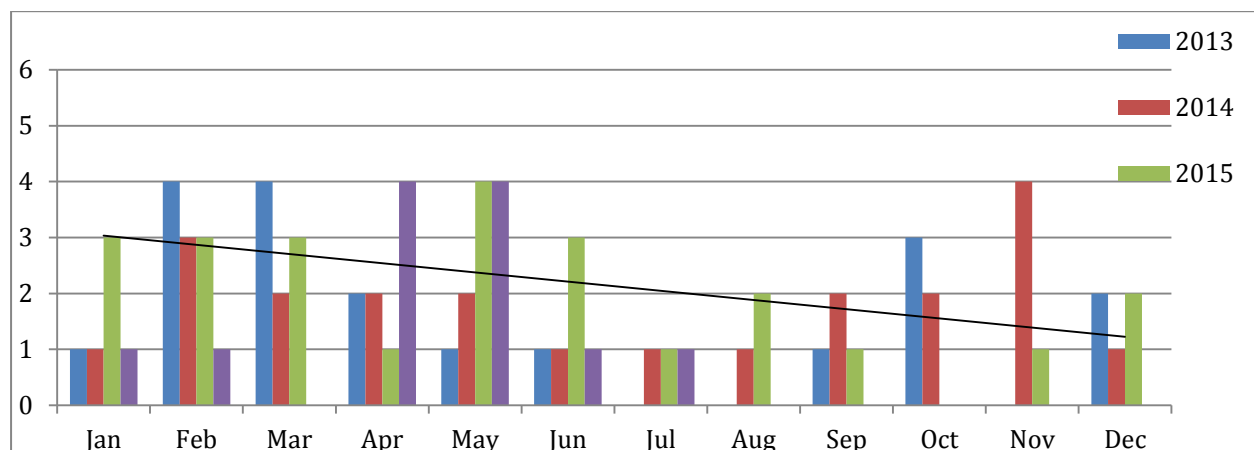
Glamorgan Spring Bay Council (GSBC) Website

The website development company Puddlehub has been appointed to develop a new Council website. The design and structure is based on a review of best practice in local government as well as detailed analysis of the usage analytics of both the existing GSBC site and one of the best practice sites from another council here in Tasmania. The new GSBC site is due to go live in October, 2016.

Health, Safety, Other

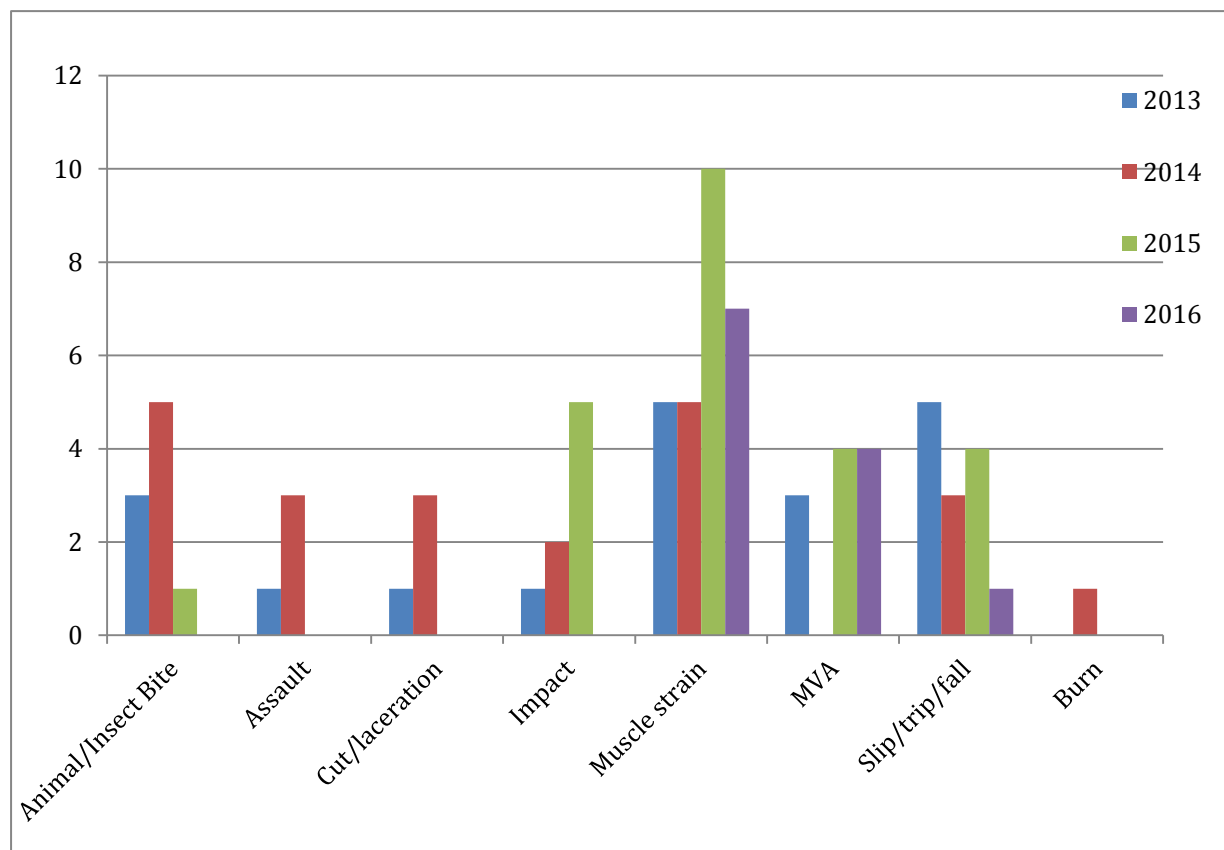
There was one lost time injury YTD amounting to 203 lost time hours. There have been no motor vehicle claims this year. There has been 1 workplace reported incident YTD, no community incidents reported YTD and no staff resignations in August.

Incident / Accident Reporting Numbers 2013 till August 2016



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

Incident / Accident Reporting by type 2013 till August 2016



Analysis: The incident / accident reporting for this year, mirrors the report types from previous years. The only identifiable trend in the reporting for 2016 is that muscle strain and MVA remains the main incident / accident area.

Visitor Centres

Glamorgan Spring Bay Council operates three visitor centres throughout the Municipality. They are all Yellow "I" centres. Visitor numbers through the centres are up by 9.0% on last year to date. The Visitor centre table will be updated in the September agenda.

Statistics

<u>Property Settlement Certificates</u>																
	132-2009	337-2009	132-2010	337-2010	132-2011	337-2011	132-2012	337-2012	132-2013	337-2013	132-2014	337-2014	132-2015	337-2015	132-2016	337-2016
July	46	21	36	17	30	16	32	13	36	18	14	6	42	17	42	18
August	33	20	30	17	22	12	21	10	23	11	16	11	30	14	50	26
September	48	26	44	22	27	15	33	14	22	13	38	21	34	18		
October	35	16	38	20	24	11	47	26	49	24	40	24	40	18		
November	35	19	42	22	34	17	32	15	42	25	42	23	43	24		
December	34	18	33	19	28	14	18	8	33	17	37	20	48	21		
January	47	22	41	23	48	26	39	21	39	26	46	26	62	28		
February	62	37	46	24	27	15	21	11	38	18	49	26	45	26		
March	71	32	48	24	25	13	37	22	36	24	48	26	46	21		
April	45	32	31	15	24	13	33	18	47	22	37	21	39	24		
May	27	14	24	12	36	23	24	14	50	27	58	30	58	31		
June	16	10	16	12	14	8	22	9	27	16	24	16	26	10		
Total	499	267	429	227	339	183	359	181	442	241	449	250	513	252	92	44

<u>Visitor Numbers</u>																
MONTH	BICHENO 2013-2014	BICHENO 2014-2015	BICHENO 2015-2016	BICHENO 2016-2017	SWANSEA 2013-2014	SWANSEA 2014-2015	SWANSEA 2015-2016	SWANSEA 2016-2017	TRIABUNNA 2013-2014	TRIABUNNA 2014-2015	TRIABUNNA 2015-2016	TRIABUNNA 2016-2017	TOTAL 2013-2014	TOTAL 2014-2015	TOTAL 2015-2016	TOTAL 2016-2017
JULY	572	657	765	819	762	992	774	749	1388	1645	905	1095	2722	3294	2444	2663
AUGUST	564	573	609	659	640	769	686	634	1388	1409	729	924	2592	2751	2024	2217
SEPTEMBER	1175	1003	1447		1225	1200	1106		1165	1126	1095		3565	3329	3648	0
OCTOBER	1858	1668	2133		1616	1815	1617		2062	1707	1824		5536	5190	5574	0
NOVEMBER	2205	2219	2686		1924	2701	2474		2525	2304	2696		6654	7224	7856	0
DECEMBER	3170	3080	3409		2383	2780	2598		3572	2994	2865		9125	8854	8872	0
JANUARY	4846	4826	5073		4537	5665	3968		5606	4211	4695		14989	14702	13736	0
FEBRUARY	3848	4257	4245		3369	4469	5141		4272	4044	5290		11489	12770	14676	0
MARCH	3768	3367	3414		3239	3786	3794		4209	3441	4044		11216	10594	11252	0
APRIL	2449	1873	2183		2520	2134	2146		2641	2144	2766		7610	6151	7095	0
MAY	934	1082	1085		1160	1115	1048		953	851	1124		3047	3048	3257	0
JUNE	605	579	707		739	858	784		1238	750	1077		2582	2187	2568	0
TOTAL	25994	25184	27756	1478	24114	28284	26136	1383	31019	26626	29110	2019	81127	80094	83002	4880

CURRENT RATES BALANCE 31st August 2016	
Balance Brought Forward	\$9,797.99
Plus:	
Interest Charged	\$1,241.87
Rates Levied	\$7,214,268.74
Debit Journals	\$11,647.95
Sub Total	\$7,236,956.55
Less:	
Receipts	\$3,251,576.85
Pension Rebates	\$240,502.28
Credit Journals	\$57,607.61
Supplementary Credits	\$41,001.72
Discounts	\$66,711.42
Rates Balance	\$3,579,556.67
Discount Date/Rate 01/08/2016 3.0%	
Installments	
	5/08/2016
	7/10/2016
	13/01/2017
	7/04/2017



Profit & Loss Glamorgan Spring Bay Council MEDICAL SERVICES For the month ended 31 August 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$127,306.01	\$127,500.00	-\$193.99	-0.2%	
INTEREST	\$13.12	\$60.00	-\$46.88	-78.1%	
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$142,512.45	\$154,500.00	-\$11,987.55	-7.8%	(2)
RATES AND CHARGES	\$280,076.91	\$277,444.13	\$2,632.78	0.9%	
USER FEES	\$4,500.00	\$0.00	\$4,500.00		
Total Income	\$554,408.49	\$559,504.13	-\$5,095.64	-0.9%	
Gross Profit	\$554,408.49	\$559,504.13	-\$5,095.64	-0.9107%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$10,249.00	\$10,249.30	-\$0.30	0.0%	
EMPLOYEE BENEFITS	\$82,021.60	\$82,500.00	-\$478.40	-0.6%	
MATERIALS AND SERVICES	\$105,273.94	\$242,250.00	-\$136,976.06	-56.5%	(1)
Total Operating Expenses	\$197,544.54	\$334,999.30	-\$137,454.76	-41.0%	
Net Profit	\$356,863.95	\$224,504.83	\$132,359.12	58.956%	
(1) Grant payout timing					
(2) Income lower than expected					



Profit & Loss				
Glamorgan Spring Bay Council				
Visitor Centres				
For the month ended 31 August 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
OTHER INCOME	\$9,500.00	\$9,500.00	\$0.00	0.0%
RATES AND CHARGES	\$147,500.00	\$147,500.00	\$0.00	0.0%
USER FEES	\$51,006.82	\$52,000.00	-\$993.18	-1.9%
Total Income	\$208,006.82	\$209,000.00	-\$993.18	-0.5%
Gross Profit	\$208,006.82	\$209,000.00	-\$993.18	-0.4752%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$2,000.00	\$2,000.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$41,889.28	\$42,000.00	-\$110.72	-0.3%
MATERIALS AND SERVICES	\$28,846.95	\$29,000.00	-\$153.05	-0.5%
Total Operating Expenses	\$72,736.23	\$73,000.00	-\$263.77	-0.4%
Net Profit	\$135,270.59	\$136,000.00	-\$729.41	-0.5363%



Profit & Loss				
Glamorgan Spring Bay Council				
ADMIN CORP,ECONOMIC,GOVERNANCE,SAFETY & RISK,TOURISM				
For the month ended 31 August 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$8,979.00	\$0.00	\$8,979.00	(2)
GRANTS	\$83,816.75	\$83,816.75	\$0.00	0.0%
INTEREST	-\$8,775.26	-\$9,000.00	\$224.74	2.5%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$27,132.24	\$27,000.00	\$132.24	0.5%
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$231,257.64	\$232,000.00	-\$742.36	-0.3%
RATES AND CHARGES	\$2,452,144.94	\$2,430,854.00	\$21,290.94	0.9%
STATUTORY FEES AND FINES	\$12,454.80	\$10,000.00	\$2,454.80	24.5%
USER FEES	\$0.00	\$0.00	\$0.00	
Total Income	\$2,807,010.11	\$2,774,670.75	\$32,339.36	1.2%
Gross Profit	\$2,807,010.11	\$2,774,670.75	\$32,339.36	1.1655%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$16,667.00	\$16,667.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$97,984.77	\$96,400.00	\$1,584.77	1.6%
FINANCE COSTS	-\$846.73	-\$900.00	\$53.27	5.9%
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$595,235.97	\$591,300.00	\$3,935.97	0.7%
OTHER EXPENSES	\$32,179.24	\$32,500.00	-\$320.76	-1.0%
Total Operating Expenses	\$741,220.25	\$735,967.00	\$5,253.25	0.7%
Operating Profit	\$2,065,789.86	\$2,038,703.75	\$27,086.11	1.3286%
(1) Related to property activity				
(2) Unexpected POS contribution				



Profit & Loss				
COUNCIL TOTAL				
For the month ended 31 August 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$14,744.00	\$6,000.00	\$8,744.00	145.7%
GRANTS	\$429,975.76	\$470,169.25	-\$40,193.49	-8.5%
INTEREST	-\$8,762.14	-\$8,940.00	\$177.86	2.0%
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$27,132.24	\$27,000.00	\$132.24	0.5%
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$480,431.32	\$479,400.00	\$1,031.32	0.2%
RATES AND CHARGES	\$7,139,589.23	\$7,124,467.63	\$15,121.60	0.2%
STATUTORY FEES AND FINES	\$62,834.28	\$59,660.00	\$3,174.28	5.3%
USER FEES	\$251,207.99	\$250,611.00	\$596.99	0.2%
Total Income	\$8,397,152.68	\$8,408,367.88	-\$11,215.20	-0.1%
Gross Profit	\$8,397,152.68	\$8,408,367.88	-\$11,215.20	-0.1334%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$306,789.33	\$306,806.30	-\$16.97	0.0%
EMPLOYEE BENEFITS	\$691,696.70	\$682,900.00	\$8,796.70	1.3%
FINANCE COSTS	\$3,275.46	\$8,993.00	-\$5,717.54	-63.6%
IMPAIRMENT OF RECEIVABLES	\$645.38	\$0.00	\$645.38	
MATERIALS AND SERVICES	\$1,073,769.91	\$1,207,750.00	-\$133,980.09	-11.1%
OTHER EXPENSES	\$32,179.24	\$32,500.00	-\$320.76	-1.0%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$99,742.50	\$99,643.00	\$99.50	0.1%
Total Operating Expenses	\$2,208,098.52	\$2,338,592.30	-\$130,493.78	-5.6%
Operating Profit	\$6,189,054.16	\$6,069,775.58	\$119,278.58	1.9651%
Non-operating Expenses				
CLEARING ACCOUNT - PLANT HIRE RECOVERIES & E	-\$100,000.00	-\$99,643.00	-\$357.00	-0.3583%
CLEARING ACCOUNTS WAGES ON-COSTS ETC.	-\$143,124.74	\$0.00	-\$143,124.74	
Total Non-operating Expenses	-\$243,124.74	-\$99,643.00	-\$143,481.74	-144.0%
Net Profit	\$6,432,178.90	\$6,169,418.58	\$262,760.32	4.2591%



Capital Works Costs

as at 31 August 2016						
CAPITAL NEW // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	Timing	YTD	On-Site Progress	Comments
Roads, Footpaths, Kerbs						
S - Gordon / Old Spring Bay Rd	kerb - Rapp extg to Old Spring Bay Rd	\$49,100				
C - Freycinet Drive	Kerbing Esplanade to Reserve Road	\$36,900				
B - Foster Street Kerb	Murray St to Barrett Ave - North Side	\$28,500				
B - Foster Street Kerb	Barrett Ave to Lovett St - North Side	\$28,500				
B - Foster Street Kerb	Barrett Ave to Lovett St - South Side	\$28,500				
B - Foster Street Footpath	Barrett Ave to end (medical centre)	\$23,100				
B - Foster Street Footpath	Murray St to Barrett Ave - North Side	\$23,100				
S - Dolphin Sands Information Bay pull-over	Swan River Road as per DSRA request	\$6,500				
O - Mary St Kerb and reconstruction	End of existing to end 80m	\$30,900				
T - Esplanade & Roberts	Extend kerb fix footpath	\$35,000				
T - Vicary St & Charles St	Streetscape design	\$100,000	July	\$4,545	In Progress	
PG, Walking Tracks, Cemeteries						
Township Identity Flags and Poles	Flags and Installation	\$16,500				
T - Barton Avenue Foreshore	walking track (Stage 1)	\$9,000				
T - Cemetery	Two concrete burial beams	\$3,500				
Municipal Area - TBA Dog Exercise Yard	Fenced Dog Exercise Yard	\$20,000				
O - Foreshore Track	Access steps to quarry	\$10,000	Aug	\$8,960	COMPLETED	
O - Probation Station	Signage and track work	\$14,000				
Stormwater, Drainage						
S - Gordon St	Stormwater Gordon	\$27,200				
T - Lord St	Stormwater line extension 100m	\$14,500				
T - Esplanade & Roberts	Stormwater installation	\$18,000				
Council Bldgs & Marine Infrast						
T - Marina Extension	Stages 3 and 4	\$1,300,000	July	\$133,279	In Progress	Loan funds - Combined costing
T - Wharf and Fuel Facility	Extend main wharf	\$250,000	July		In Progress	Loan Funds
T - Gatehouse Development	Building and Surrounds	\$200,000	July	\$56,905	In Progress	Council Cash \$100k - Tourism Infrastructure Grant \$100k
O - Prosser River	Dredging and construction work	\$125,000				Council Cash - Council Motion
Plant & Equipment						
Free Roll	Compaction Roller	\$46,525				
Water Tank trailer 1000 litre	Trailer mounted pressure pump	\$14,000				
Waste Transfer Stations						
S - WTS Lease Extension	Perimeter farm fencing	\$7,000				
S - WTS Tip Shop	Feasibility study	\$45,000				



as at 31 August 2016						
CAPITAL RENEWAL // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department		Description	Budget Est	Timing	YTD	On-Site progress
Comments						
Sealed Road Reseals						
S - Old Spring Bay Road	R2R	Reseal - Seal Change to Merideth	\$11,456	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - Merideth to Pyke	\$3,720	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - Pyke to Francis	\$5,224	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - Francis to End Kerb	\$7,280	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - End Kerb to Aqua Sands	\$5,856	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - Aqua Sands to End Kerb	\$8,400	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - End Kerb to Kennedia	\$5,520	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - Kennedia to End Seal	\$10,384	Feb		Council Cash funded from RTR funds
S - Kennedia Place		Reseal	\$8,960	Feb		
B - Foster Street		Reseal - Lovett to Barrett	\$4,400	Feb		
B - Foster Street		Reseal Barrett to Murray	\$4,456	Feb		
T - Davidson Place		Asphalt Overlay	\$22,680	Feb		
O - West Shelly Road	R2R	Reseal - Jetty to Vernon	\$34,320	Feb		Council Cash funded from RTR funds
O - West Shelly Road	R2R	Reseal - Vernon to End	\$5,616	Feb		Council Cash funded from RTR funds
O - Rudd Avenue		Reseal - Walpole to Change	\$1,168	Feb		
O - Rudd Avenue		Reseal - Change to End	\$10,544	Feb		
O - Walters Drive		Reseal	\$10,912	Feb		
Bu - Buckland Road	R2R	Reseal - Sand River to Change	\$63,616	Feb		Council Cash funded from RTR funds
Bu - Buckland Road	R2R	Reseal - Change to Change	\$69,616	Feb		Council Cash funded from RTR funds
Buckland		Jetpatcher Costs	\$15,000	Feb		
Triabunna		Jetpatcher Costs	\$15,000	Feb		
Orford		Jetpatcher Costs	\$15,000	Feb		
Swansea		Jetpatcher Costs	\$15,000	Feb		
Bicheno		Jetpatcher Costs	\$15,000	Feb		
Coles Bay		Jetpatcher Costs	\$15,000	Feb		
Sealed Road Pavements						
S - Road Repairs		General Road Repairs Swansea	\$25,000	Aug	\$8,100	In Progress
S - Dolphin Sands Road	R2R	Y Intersection to End - 1400m	\$295,000	Oct		Council Cash funded from RTR funds
B - Road Repairs		General Road Repairs Bicheno	\$25,000			
C - Road Repairs		General Road Repairs Coles Bay	\$25,000			
B - Kent Street		Reconstruction	\$55,000			
O - Road Repairs		General Road Repairs Orford	\$25,000			
O - Jetty Road	R2R	Jetty Road Reconstruction	\$135,000			Council Cash funded from RTR funds
O - Rheban Rd	R2R	Reconstruction - Ryans to Creek	\$220,000			Council Cash funded from RTR funds
T - Lord Street		Section of Lord Street	\$11,500			
T - Road Repairs		General Road Repairs Triabunna	\$25,000			



as at 31 August 2016						
CAPITAL RENEWAL // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department		Description	Budget Est	Timing	YTD	On-Site progress
Sealed Road Reseals						
S - Old Spring Bay Road	R2R	Reseal - Seal Change to Merideth	\$11,456	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - Merideth to Pyke	\$3,720	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - Pyke to Francis	\$5,224	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - Francis to End Kerb	\$7,280	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - End Kerb to Aqua Sands	\$5,856	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - Aqua Sands to End Kerb	\$8,400	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - End Kerb to Kennedia	\$5,520	Feb		Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Reseal - Kennedia to End Seal	\$10,384	Feb		Council Cash funded from RTR funds
S - Kennedia Place		Reseal	\$8,960	Feb		
B - Foster Street		Reseal - Lovett to Barrett	\$4,400	Feb		
B - Foster Street		Reseal Barrett to Murray	\$4,456	Feb		
T - Davidson Place		Asphalt Overlay	\$22,680	Feb		
O - West Shelly Road	R2R	Reseal - Jetty to Vernon	\$34,320	Feb		Council Cash funded from RTR funds
O - West Shelly Road	R2R	Reseal - Vernon to End	\$5,616	Feb		Council Cash funded from RTR funds
O - Rudd Avenue		Reseal - Walpole to Change	\$1,168	Feb		
O - Rudd Avenue		Reseal - Change to End	\$10,544	Feb		
O - Walters Drive		Reseal	\$10,912	Feb		
Bu - Buckland Road	R2R	Reseal - Sand River to Change	\$63,616	Feb		Council Cash funded from RTR funds
Bu - Buckland Road	R2R	Reseal - Change to Change	\$69,616	Feb		Council Cash funded from RTR funds
Buckland		Jetpatcher Costs	\$15,000	Feb		
Triabunna		Jetpatcher Costs	\$15,000	Feb		
Orford		Jetpatcher Costs	\$15,000	Feb		
Swansea		Jetpatcher Costs	\$15,000	Feb		
Bicheno		Jetpatcher Costs	\$15,000	Feb		
Coles Bay		Jetpatcher Costs	\$15,000	Feb		
Sealed Road Pavements						
S - Road Repairs		General Road Repairs Swansea	\$25,000	Aug	\$8,100	In Progress
S - Dolphin Sands Road	R2R	Y Intersection to End - 1400m	\$295,000	Oct		Council Cash funded from RTR funds
B - Road Repairs		General Road Repairs Bicheno	\$25,000			
C - Road Repairs		General Road Repairs Coles Bay	\$25,000			
B - Kent Street		Reconstruction	\$55,000			
O - Road Repairs		General Road Repairs Orford	\$25,000			
O - Jetty Road	R2R	Jetty Road Reconstruction	\$135,000			Council Cash funded from RTR funds
O - Rheban Rd	R2R	Reconstruction - Ryans to Creek	\$220,000			Council Cash funded from RTR funds
T - Lord Street		Section of Lord Street	\$11,500			
T - Road Repairs		General Road Repairs Triabunna	\$25,000			

6.2 Manager Works, Mr Tony Pollard

Roads, Footpaths, Kerbs- Waste Transfer Stations- Garbage, Recycling Services- Town Maintenance - Parks, Reserves, Walking Tracks, Cemeteries - Stormwater Drainage - Bridges, Culverts - Emergency Management, SES

ROADS, FOOTPATHS, KERBS:

- Unsealed road network:
NORTH
Potholes and road shoulders being addressed.
SOUTH
Potholes and road shoulders being addressed.
Maintenance grading works carried out along Mt Murray Road – Triabunna and Rheban Rd (part) - Rheban.
Minor resheeting works carried out along the first section of Old Convict Road – Orford to improve stormwater management and minimise property flooding.
- Excessive moisture buildup in road pavement sub-base layers following the recent wet weather period has caused numerous sealed road pavement failures. These areas will require digging out, reinstating with compacted crushed rock and bitumen sealed.

WASTE TRANSFER STATIONS:

- All transfer stations are operating within prescribed guidelines.
- Greenwaste burns have been undertaken recently at the Orford and Swansea waste transfer stations in accordance with EPA guidelines. No complaints were received.
- A large quantity of recyclable materials has also been removed from all sites.
- The notable ongoing community acceptance of the reduction in operating hours of our waste transfer stations over the recent winter months has again achieved cost savings within the waste management area with minimal issues reported. Waste transfer stations return back to normal operating days from Sunday 2nd October.
- To assist residents in preparing for the up-and-coming bushfire season FREE greenwaste disposal is again being offered at all waste transfer stations between Monday 26th September and Sunday 2nd October, 2016. Volume restricted up to trailer size only.

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

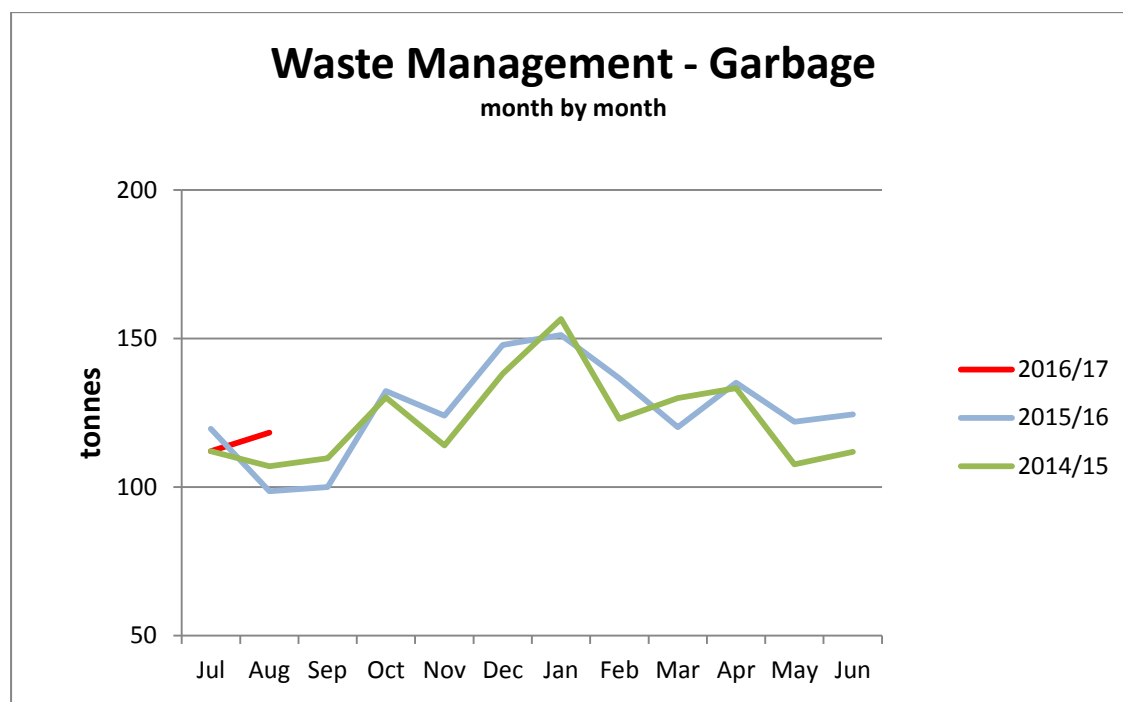
<u>MONTH</u>	<u>BICHENO Collection & WTS</u>	<u>BICHENO WTS only</u>	<u>COLES BAY WTS only</u>	<u>SWANSEA WTS only</u>	<u>ORF-TRIA-CB- SW Collection & ORF WTS</u>	<u>ORFORD WTS only</u>	<u>TOTAL (tonnes)</u>
-	-	-	-	-	-	-	-
JULY '16	34.16	9.90	22.06	32.14	98.20	10.42	186.56
AUG	33.76	4.71	12.52	31.08	96.50	7.21	173.86
SEPT							0.00
OCT							0.00
NOV							0.00
DEC							0.00
JAN '17							0.00
TOTALS	67.92	14.60	34.58	63.22	194.70	17.63	360.42

GARBAGE, RECYCLING SERVICES:

- Nil issues

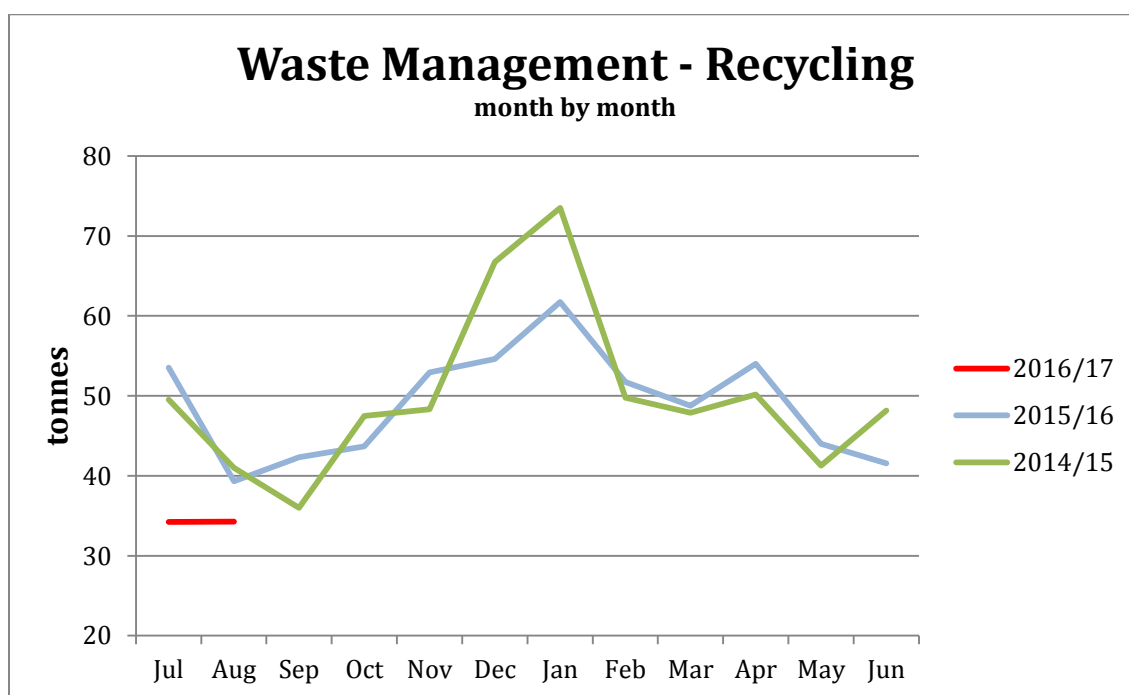
Kerbside Garbage Collected: Bin numbers & tonnages

<u>MONTH</u>	<u>BICHENO</u>	<u>COLES BAY</u>	<u>SWANSEA</u>	<u>TRIABUNNA</u>	<u>ORFORD</u>	<u>TOTAL BINS</u>	<u>TOTAL (tonnes)</u>
JULY '16	2022	1166	1995	2020	2134	9337	112.05
AUG	2421	1300	2491	2080	1570	9862	118.34
SEPT							
OCT							
NOV							
DEC							
JAN '17							
TOTALS	4443	2466	4486	4100	3704	19199	230.39



Kerbside Recycling Collected: Bin numbers & tonnages

<u>MONTH</u>	<u>BICHENO</u>	<u>COLES BAY</u>	<u>SWANSEA</u>	<u>TRIABUNNA</u>	<u>ORFORD</u>	<u>TOTAL BINS</u>	<u>TOTAL (tonnes)</u>
JULY '16	827	567	861	780	1015	4050	34.22
AUG	676	501	910	852	590	3529	34.26
SEPT							
OCT							
NOV							
DEC							
JAN '17							
TOTALS	1503	1068	1771	1632	1605	7579	68.48



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 ongoing general maintenance within our townships and foreshores.
- The gravel carpark / turnaround area in front of the Orford 'Our Park' amenity block is being removed and top soil is being imported to enable grass to be established. The perimeter rock barriers will be removed and used at the Orford Rivulet crossing - Rheban Road, to assist in scour protection of the upstream bank which is being affected by erosion due to increased water flows.

STORMWATER, DRAINAGE:

- Undertaking culvert / pit cleanout works generally.
- Stormwater open drain works have been undertaken on Wilsons Road – Swansea to reduce property flooding.
- Open drains and swales redefined in the Bicheno area.
- High pressure jet cleaning of underground stormwater lines undertaken in Bicheno, Triabunna and Orford areas to clear debris buildup and improve water flow.
- A section of stormwater line has been replaced adjacent the new 'Gatehouse in Triabunna. The line was totally blocked by tree roots and could not be high pressure cleaned.
- The Flood Recovery Taskforce has been asked to undertake a data collection process to provide clear, consistent advice and information to the State Government on Councils financial impacts of the 2016 flooding events. GSBC will be collating and submitting relevant data accordingly. The information collected will assist with seeking reimbursement from the Commonwealth Government under their program, the Natural Disaster Relief and Recovery Arrangements. This is the mechanism by which the State is able to obtain reimbursement from the Commonwealth Government; individual Councils do not apply directly for reimbursement.

BRIDGES, CULVERTS:

- Ongoing maintenance, when required.
- A routine inspection of all our bridge structures has recently been undertaken by our bridge engineering consultants. The report listed a number of issues at various structures which will be addressed under maintenance.

EMERGENCY MANAGEMENT:

- No reportable jobs for the month again – very quiet.
- Volunteers again supported the Winter Challenge event at Orford undertaking traffic management duties over both days.
- Combined Services Open Day at the new SES building was held last month with a few people coming thru for a look.
- Unit training is going well.

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

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

2016–2017 CAPITAL WORKS UPDATE

- The old timber bridge structure over Jack Gray Creek on Rheban Road that was taken away by the January floods has finally been replaced. Local access was maintained with the placement of a temporary bypass structure.
- Concrete kerb and footpath replacement works have commenced in Garnet Ave – Coles Bay. A number of existing stormwater infrastructure issues has become apparent during the reconstruction works which are being addressed on site.
- Tenders are currently being sought for the following:
 - **T002-2016** - Three bridge replacements
 - **T003-2016** - Road Sealing Programme
- Both tenders close on Thursday 29th September 2016



Profit & Loss Glamorgan Spring Bay Council WORKS DEPARTMENT For the month ended 31 August 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$218,853.00	\$258,852.50	-\$39,999.50	-15.5%	(1)
OTHER INCOME	\$64,677.01	\$57,000.00	\$7,677.01	13.5%	(2)
RATES AND CHARGES	\$2,799,448.29	\$2,799,679.00	-\$230.71	0.0%	
USER FEES	-\$15,547.73	-\$17,889.00	\$2,341.27	13.1%	
Total Income	\$3,067,430.57	\$3,097,642.50	-\$30,211.93	-1.0%	
Gross Profit	\$3,067,430.57	\$3,097,642.50	-\$30,211.93	-0.9753%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$225,750.00	\$225,750.00	\$0.00	0.0%	
FINANCE COSTS	\$1,048.22	\$1,048.00	\$0.22	0.0%	
EMPLOYEE BENEFITS	\$273,121.42	\$276,400.00	-\$3,278.58	-1.2%	
MATERIALS AND SERVICES	\$239,895.57	\$244,700.00	-\$4,804.43	-2.0%	
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$99,212.50	\$99,243.00	-\$30.50	0.0%	
Total Operating Expenses	\$839,027.71	\$847,141.00	-\$8,113.29	-1.0%	
Net Profit	\$2,228,402.86	\$2,250,501.50	-\$22,098.64	-0.9819%	
(1) Timing re grant SES building					
(2) Unbudgeted private works and workers comp					

6.3 Manager Regulatory Services, Mrs. Winny Enniss

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

Animal Control

Two hundred and forty eight (248) dogs were registered in August with 814 YTD total. YTD, 1 dog has been impounded, 1 infringement issued, no warnings given, 1 dog surrendered, 2 dogs seized and 1 dog has been euthanized. There have been no lost dog calls and 7 complaints received YTD. This department is operating with a Regulatory Services Officer/Municipal Inspector only.

Engineering & Technical Services

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

Environmental Health

Six (6) food business registrations were renewed this month. Three (3) temporary food registrations and 3 special plumbing permits were issued for the month. YTD no place of assembly licences have been issued, no immunizations have been conducted and there are 9 suppliers of private water. Twenty (20) food business inspections were carried out this month totalling 23 YTD.

There were no abatement notices issued this month. This department consists of a permanent full time Health Administration Officer and a part time Environmental Health Officer with assistance from the Regulatory Services Officer conducting abatement inspections.

Statutory Building

Council received 20 applications for August and approved 22 applications. The building department currently consists of a Permanent full time Building Administration Officer and 2 contractors namely a building surveyor and a plumbing inspector. Applications are being processed within the required timeframes.

Statutory Planning

Council received 25 applications in August and approved 31 applications. Nine (9) applications were placed on section 54 for the month. There were 6 NPR applications for the month with 9 YTD (no permits required). The planning department currently consists of 1 permanent part time Planning Administration Officer, a portion of the permanent Manager Regulatory Services and a contract planner for up to 2.5 days a week. Other resources are contracted as required. Whilst applications are taking longer to assess due to the new planning scheme being introduced they are still being processed within the required timeframes.

The new Interim Planning Scheme was declared by the Minister on 29th August 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 42 deposits (79 YTD), 43 withdrawals (72 YTD), 3 transfers (7 YTD), no new account enquiries (2 YTD) and 14 general enquiries (25 YTD). There have been 3 days where no transactions/enquiries have occurred for this financial year.

PLANNING	MTD	YTD
Application Received	25	52
Applications Approved	31	51
Placed on Section 54	9	
Applications Refused		
Applications Withdrawn	1	2
NPR – No Permit Required	6	9
Visitor Accommodation Approvals	2	5
BUILDING		
Application Received	20	30
Applications Approved	22	32
ANIMAL CONTROL		
Dogs Registered	248	814
Kennel Licences Issued/renewed		
Dogs Impounded	1	1
Dogs Seized		2
Dogs Surrendered		1
Dogs Euthanised		1
Warnings Issued		
Complaints	3	7
Infringements	1	1
Lost Dog calls		
Other – put sheep back into a paddock roaming on Hwy	1	3
ENVIRONMENTAL HEALTH		
Immunisations		
Food Business Registrations	6	49
Temporary Food Business Registrations	3	3
Food Business Inspections	20	23
Place of Assembly Licences		
Environmental Nuisances		
Abatement Notices		
Notifiable Diseases		
Recreational Water Sampling		
Suppliers of Private Water	2	9
Water Carriers		
Regulated System Registration		
Major Incidents notified to DPIPWE		
Special Plumbing Permits Issued	3	5
BENDIGO BANK		
Deposits	42	79
Withdrawals	43	72
Transfers	3	7
New Accounts		2
Other	14	25
No of days whereby no transactions/enquiries carried out		3

APPLICATIONS RECEIVED AND APPROVED FOR August 2016

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

Planning DA No	Type	Location	Description	Status	Received	Resolved
14141	D	144 Tasman Highway, Bicheno	Outbuilding	Approved		03/08/16
16048	D	Lot 6 Old Convict Road, Orford	Dwelling, access & clearing of vegetation	Approved		09/08/16
16068	D	79 Hazards View Drive, Coles Bay	Dwelling	Approved		12/08/16
16075	D	RA12003 Tasman Highway, Rocky Hills	Single Dwelling	Approved		09/08/16
16076	D	79 Tasman Highway, Orford	Demolition of existing building & new outbuilding	Approved		02/08/16
16086	D	RA23 Ryans Road, Spring Beach	Dwelling & outbuilding	Approved		11/08/16
16089	D	Yellow Sandbanks Road, Dolphin Sands	Extension and alterations to existing building and new cool room	Approved		18/08/16
16091	D	5 Levy Street, Bicheno	Deck addition	Approved		30/08/16
16096	D	68 Burgess Street, Bicheno	Change of use to Visitor Accommodation, alterations & new access	Approved		15/08/16
16097	D	RA534 Earlham Road, Rheban	Change of Use from existing Single Dwelling to Outbuilding and new Single Dwelling	Approved		18/08/16
16098	D	RA60 Kent Street, Buckland	New Outbuilding and Temporary Change of Use from Outbuilding to Single Dwelling	Approved		26/08/16
16099	D	71 Inkerman Street, Triabunna	Single dwelling	Approved		16/08/16
16100	D	40 Francis Street, Swansea	Change of use to single dwelling, partial demolition, alterations & additions & new outbuilding	Approved		18/08/16
16102	D	45 Foster Street, Bicheno	New outbuilding, deck & demolition of existing outbuilding	Approved		19/08/16
16103	D	12 Lord Street, Triabunna	Dwelling	Approved		18/08/16



16107	P	6 Nautilus Drive, Orford	Outbuilding with amenities	Approved		18/08/16
16110	NPR	6 Rose Street, Bicheno	Outbuilding	Approved		04/08/16
16113	P	7 Nautilus Drive, Orford	Outbuilding	Approved		18/08/16
16114	D	RA13 Ryans Road, Spring Beach	Addition to dwelling – deck	Approved		31/08/16
16118	D	15 Maria Street, Triabunna	Outbuilding (carport)	Approved		24/08/16
16120	D	RA44 Hoods Road, Spring Beach	Partial demolition, extension, alterations & new outbuilding	Approved		31/08/16
16122	D	Flacks Road, Coles Bay	Outbuilding	Approved		30/08/16
16123	D	6 Tasman Highway, Orford	Outbuilding (carport)	Approved		31/08/16
16125	D	35 Bradley Drive, Coles Bay	Change of use to visitor accommodation	Approved		31/08/16
16128	P	French Street, Orford	Strata	Approved		11/08/16
16129	NPR	13 Shaw Street, Swansea	Addition to dwelling – deck	Approved		02/8/16
16131	NPR	RA88 Hoods Road, Spring Beach	Outbuilding & addition to dwelling	In progress	08/08/16	
16132	D	6 Jetty Road, Bicheno	Dwelling	In progress	02/08/16	
16133	D	RA13110 Tasman Highway, Swansea	Visitor accommodation x 4 and 36RV camping sites	In progress	05/08/16	
16134	D	RA545 Dolphin Sands road, Dolphin Sands	Extension to single dwelling & outbuilding	In progress	11/08/16	
16135	NPR	5 West Shelly Road, Orford	Partial demolition a & deck	Approved	12/08/16	22/08/16
16136	P	18482 Tasman Highway, Douglas River	Strata	In progress	15/08/16	
16137	D	Burgess Street, Bicheno	Signage	In progress	12/08/16	
16138	D	RA12005 Tasman Highway, Rocky Hills	Outbuilding & masonry fence	In progress	18/08/16	
16140	D	3 Sebastian Rise, Swansea	Outbuilding	In progress	18/08/16	
16141	D	RA21 Cambria Drive, Dolphin Sands	Outbuilding	In progress	19/08/16	
16142	D	RA1110 Dolphin Sands Road, Dolphin Sands	Extension to single dwelling	In progress	22/08/15	
16143	NPR	4 Harvey Crescent, Bicheno	Dwelling	Approved	22/08/16	24/08/16

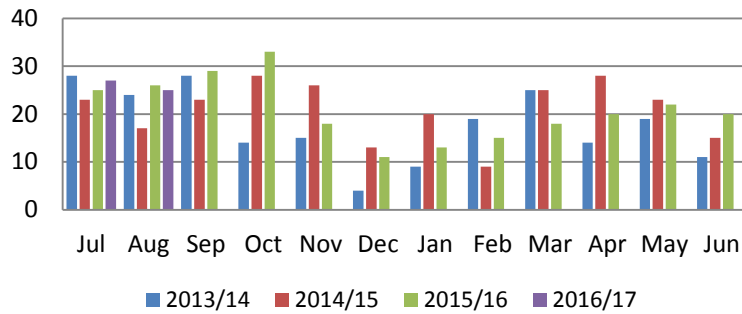
16144	NPR	13 Happy Valley Road, Spring Beach	Tennis court	Approved	18/08/16	25/08/16
16145	D	RA15786 Tasman Highway, Apslawn	Addition to dwelling	In progress	23/08/16	
16146	D	107 Roberts Street, Triabunna	Dwelling & outbuilding	In progress	23/08/16	
16147	D	21 Esplanade, Coles bay	Addition to dwelling & change of use to visitor accommodation	In progress	23/08/16	
16148	D	RA698 Dolphin Sands Road, Dolphin Sands	Dwelling & two outbuildings	In progress	25/08/16	
16149	P	83,85 Barton Avenue, Triabunna	Adhesion order	In progress	26/08/16	
16150	D	RA187 Cambria Drive, Dolphin Sands	Change of use to visitor accommodation	In progress	30/08/16	
16151	D	1 Wedge Tail Circuit, Bicheno	Dwelling	In progress	25/08/16	
16152	D	41 Gordon Street, Bicheno	Dwelling	In progress	29/08/16	
16153	D	10 Tarleton Street, Swansea	Dwelling	In progress	30/08/16	
16154	D	5 Wattle Grove, Orford	Outbuilding	In progress	31/08/16	
16156	D	10 Muirs Place, Coles bay	Dwelling	In progress	31/08/16	

SUBDIVISIONS					
SA No					
16008	8 Wedge Tail Circuit	Subdivision into 3 lots & boundary adjustment	Approved		09/08/16
16013	Tasman Highway, Swansea	Subdivision into 2 lots	Withdrawn		16/08/16
16014	Tasman Highway, Swansea	Boundary adjustment	In progress	22/08/16	
BUILDING					
BA No					
16069	71 Inkerman Street, Triabunna	Dwelling	Approved		16/08/16
16070	6 Rose Street, Bicheno	Shed & carport	Approved		23/08/16
16073	RA12164 Tasman Highway, Swansea	Change of use from restaurant to dwelling	Approved		30/08/16
16077	12 Lord Street, Triabunna	Dwelling	Approved		31/08/16
16081	2 Bluff Circle, Swansea	Dwelling & garage	Approved		04/08/16
16083	29 Tasman Highway, Orford	Amenities in shed	Approved		02/08/16
16084	RA118 Swanwick Drive, Coles Bay	Alterations & additions – roofed deck	Approved		02/08/16

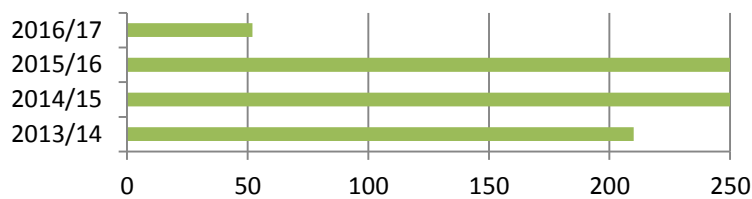
16086	13 Shaw Street, Swansea	Demolition, new building & alterations & additions to dwelling & deck	Approved		11/08/16
16087	30 Jetty Road, Coles Bay	Additions & alterations & new building/dwelling & deck	Approved	02/08/16	10/08/16
16088	RA820 Dolphin Sands Road, Dolphin Sands	Outbuilding	Approved	04/08/16	11/08/16
16089	11 Murphy Court, Orford	Storage shed	Approved	09/08/16	11/08/16
16090	15 Tasman Highway, Orford	Dwelling	Approved	09/08/16	16/08/16
16091	7/18546 Tasman Highway, Bicheno	Dwelling	Approved	09/08/16	16/08/16
16092	15 Vicary Street, Triabunna	Plumbing only	Approved	11/08/16	17/08/16
16093	29 Tasman Highway, Orford	Amenities block	Approved	12/08/16	23/08/16
16094	8 Tasman Highway, Bicheno	Alterations & additions to dwelling	Approved	16/08/16	24/08/16
16095	Flacks Road, Coles bay	Shed	Approved	17/08/16	31/08/16
16096	37 Bradley Drive, Coles Bay	Outbuilding	Approved	18/08/16	31/08/16
16097	7 Meredith Street, Triabunna	Plumbing only	Approved	18/08/16	18/09/16
16098	41 Walpole Street, Orford	Plumbing only	Approved	18/08/16	24/08/16
16099	13 Happy Valley Road, Spring Beach	Fence	Approved	18/08/16	25/08/16
16100	144 Tasman Highway, Bicheno	Garage & retaining wall	In progress	23/08/16	
16101	19 Esplanade West, Triabunna	Plumbing only	In progress	23/08/16	
16102	41 Gordon Street, Bicheno	Dwelling & outbuilding	In progress	24/08/16	
16103	82 East Shelly Road, Orford	Plumbing only	In progress	25/08/16	
16104	RA318 Rheban Road, Spring Beach	Dwelling	In progress	25/08/16	
16105	69 Inkerman Street, Triabunna	Shipping container & existing verandah	In progress	30/08/16	
16106	14 East Shelly Road, Orford	Additions to dwelling	Approved	30/08/16	31/08/16

Profit & Loss				
Glamorgan Spring Bay Council				
REGULATORY SERVICES				
For the month ended 31 August 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$5,765.00	\$6,000.00	-\$235.00	-3.9%
OTHER INCOME	\$27,839.27	\$26,000.00	\$1,839.27	7.1%
RATES AND CHARGES	\$442,010.50	\$442,010.50	\$0.00	0.0%
STATUTORY FEES AND FINES	\$52,979.48	\$49,660.00	\$3,319.48	6.7%
USER FEES	\$8,689.50	\$9,000.00	-\$310.50	-3.5%
Total Income	\$537,283.75	\$532,670.50	\$4,613.25	0.9%
Gross Profit	\$537,283.75	\$532,670.50	\$4,613.25	0.8661%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$3,893.33	\$3,910.00	-\$16.67	-0.4%
EMPLOYEE BENEFITS	\$58,842.99	\$60,800.00	-\$1,957.01	-3.2%
MATERIALS AND SERVICES	\$31,905.51	\$33,500.00	-\$1,594.49	-4.8%
Total Operating Expenses	\$94,641.83	\$98,210.00	-\$3,568.17	-3.6%
Net Profit	\$442,641.92	\$434,460.50	\$8,181.42	1.8831%
(1) Development Activity				

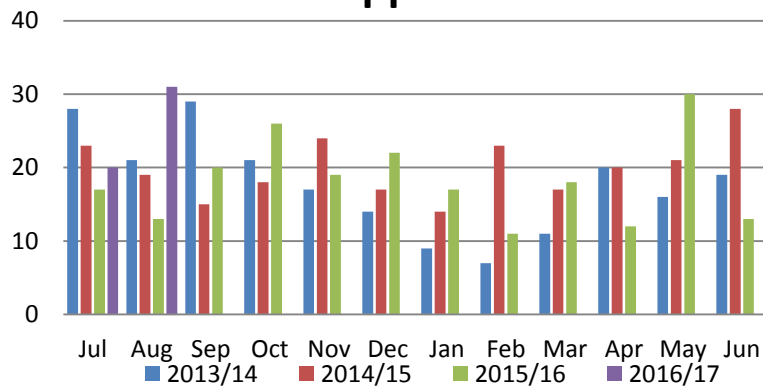
DA's Received



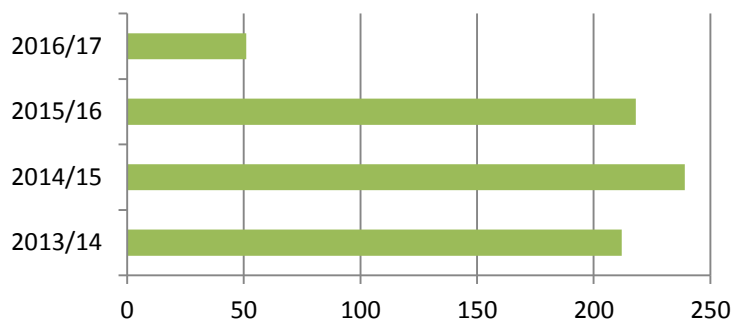
DA Received Financial Year Totals



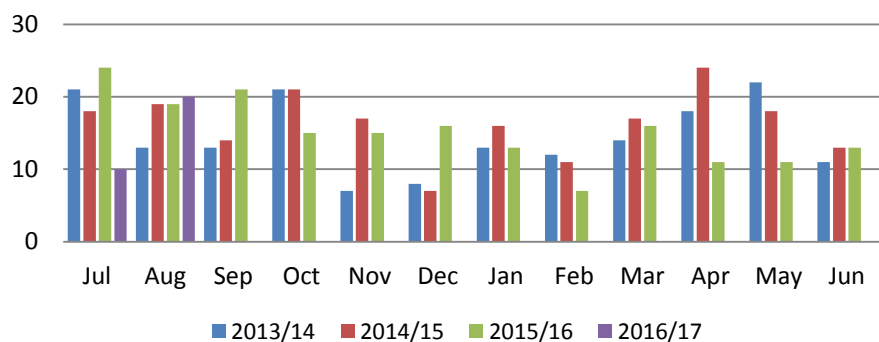
DA's Approved



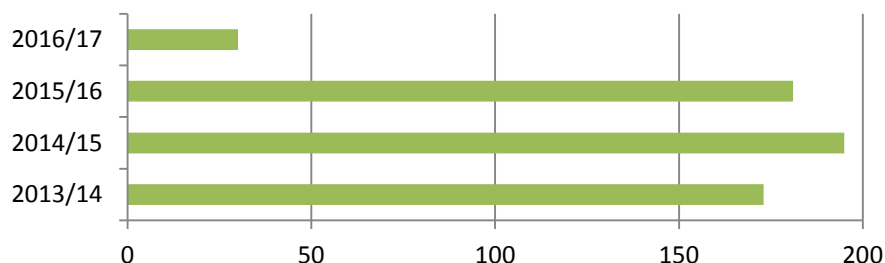
DA Approved Financial Year Totals



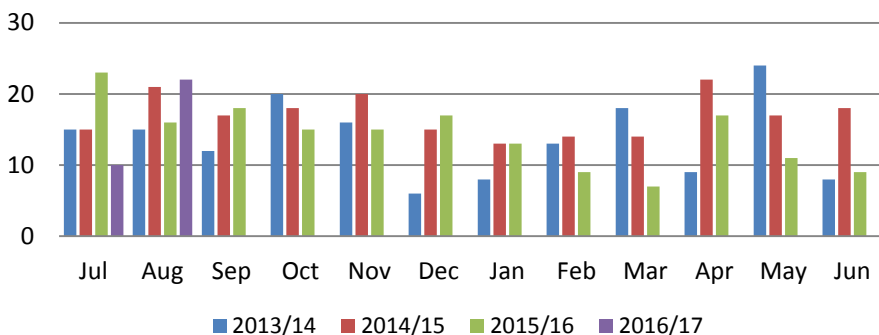
BA's Received



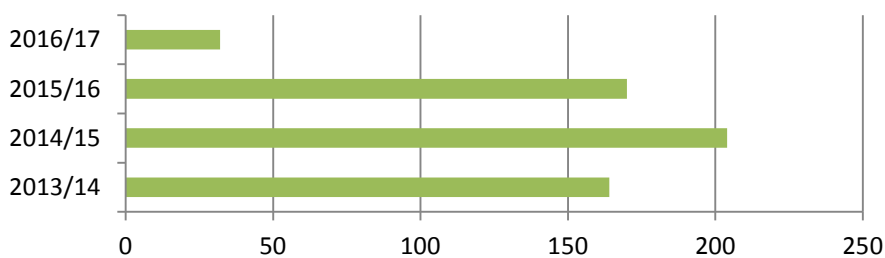
BA Received Financial Year Totals



BA's Approved



BA Approved Financial Year Totals



6.4 Manager Community Development & Administration, Mrs Lona Turvey

Community Development · Administration Services ·

2016 Tasmanian Sustainable Communities Awards

The 2016 Sustainable Communities Awards were held at the Eastcoaster Resort on Friday, 19th August, 2016. More than 80 people from across Tasmania attended the event and they were treated to a delicious lunch showcasing our local produce. Tasman Sea Salt, Long Name Farm Free Range Rare Breed Pork, Tassal and Spring Bay Mussels generously donated their product for the event.

Stanley was the overall winner of the 2016 Tidy Towns Award.

The township of Buckland was the winner of the Population Category less than 500.

Council's Sustainability Officer, Cynthia Maxwell-Smith, won the 2016 Citizen of the Year Award and the General Manager was presented with a Certificate of Excellence under Community Action and Partnership for the new Swansea Emergency Services Building.

A number of awards were also presented to community groups and individuals in Glamorgan Spring Bay.

Congratulations to everyone who received an Award.

Reclink

The Reclink Gala Day was held on Wednesday, 14th September at the Hutchins School Oval. The Gala Day was to have been held at the North Hobart Football Ground, however, the ground became unavailable on that day and we were left in a predicament to find another playing field at short notice.

We approached the Hutchins School and they were very willing to assist. In fact, they not only provided the ground but also all their facilities, set up two marquees, provided two barbecues, tables, chairs and a number of students who assisted with umpiring, scorekeeping and timekeeping.

This was of immense assistance to us and we are very appreciative of the support given by the Hutchins School.

The East Coast Roos defeated the Oatlands Hawks and the Campania Cats were victors over the Tasman Crows.

The two winning teams were presented with a trophy by John Ballis, CEO of Reclink and all participants were presented with a medallion by the Mayor of Southern Midlands Council, Cr. Tony Bisdee. Unfortunately, Mayor Michael Kent was unable to be in attendance this year due to a prior engagement.

A barbecue lunch was provided for all players.

Australia Day Citizen Awards 2017

Nominations are being called for the Australia Day Citizen and Young Citizen Awards 2017. The Awards recognise persons who have made a noteworthy contribution during the current year and/or given outstanding service to the local community over a number of years.

To be eligible for the Australia Day Citizen Award, the person must be 27 years or older on 26th January next or to be eligible for the Young Citizen Award the person must be not more than 27 years of age on 26th January 2017.

Nominations close on 11th November, 2016.

Performance at May Shaw

A special event has been organised for the residents of the May Shaw Health Centre on Thursday, 6th October. The event, "A Spring Celebration", will include games, poems and songs and will be presented by Mervyn McGee (aka The Dame), Robert Thompson and Mary-Anne at the piano.

Photography Competition 2016

The photography competition has now been judged and the 2017 calendar is currently being produced. The names of winning photographers will be in the next agenda after they have been notified.

Black Dog Ride

Black Dog Ride, now in its seventh year, is a national suicide prevention charity whose mission is to raise awareness of depression and suicide prevention. Every year Black Dog Ride organizes a long distance motor cycle ride aimed at engaging community around mental health awareness. This year is the first year Tasmania has hosted a long distance Black Dog Ride.

Black Dog ride's inaugural TAS 2016 Ride departs Hobart on 10th October and rides to Port Arthur, Bicheno, Beauty Point, Wynyard and Strahan, with a grand finale in New Norfolk.

In Tasmania, there will be up to 50 motor cyclists, as well as some pillion riders and support crew.

Funds raised by Black Dog Riders during TAS 2016 will support Mental Health First Aid's Teen Program training in Australian secondary schools and continue to build the capacity of Lifeline's online Crisis Support Chat service.

On Tuesday, 11th October, the Black Dog Ride will depart Port Arthur and travel to Nubeena where there will be a Breakfast Community Event and from there to Sorell for a Casual Community Event.

The Ride will then leave Sorell for Triabunna where they will have lunch at the Marina at 12.00 noon. A barbecue lunch will be provided by the Spring Bay Lions Club and the Spring Bay Suicide Prevention Network will also participate in the event.

After leaving Triabunna, the Ride will stop at Swansea at approximately 1.30 p.m. for a break at the **Swansea Bark Mill** before travelling to **Bicheno** where they will have an overnight stay.

Members of the community are encouraged to attend these events and welcome the Black Dog Riders to our towns.

COMMUNITY SMALL GRANTS PROGRAM

NAME	DONATED	COUNCIL MINUTE
Buckland Community Bush Dances	1,000	103/16
Orford Bowls Club	850	104/16
Orford Golf Club	1,000	105/16
Pademelon Park Wildlife Refuge	1,000	106/16
Winter Challenge	1,000	107/16
Eastcoast Regional Development Organisation	1,000	113/16
Ten Days on the Island Festival 2017	1,000	114/16
Total	6,850	



Profit & Loss				
Glamorgan Spring Bay Council				
COMMUNITY DEVELOPMENT AND ADMINISTRATION				
For the month ended 31 August 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$194.95	\$0.00	\$194.95	
RATES AND CHARGES	\$584,300.00	\$584,300.00	\$0.00	0.0%
Total Income	\$584,494.95	\$584,300.00	\$194.95	0.0%
Gross Profit	\$584,494.95	\$584,300.00	\$194.95	0.0334%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$3,500.00	\$3,500.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$64,372.49	\$65,000.00	-\$627.51	-1.0%
MATERIALS AND SERVICES	\$13,740.08	\$14,000.00	-\$259.92	-1.9%
Total Operating Expenses	\$81,612.57	\$82,500.00	-\$887.43	-1.1%
Operating Profit	\$502,882.38	\$501,800.00	\$1,082.38	0.2157%

6.5 Manager Buildings & Marine Infrastructure, Mr Adrian O'Leary

Boat Ramps & Jetties · Triabunna Marina · Council Buildings · Planning, Building & Technical Compliance when required ·

Public Amenities and Buildings:

- **Bicheno Medical Centre**
Renovations are complete on the Bicheno Medical Centre. The internal renovations included constructing a second doctor's consultation room, a store room and refurbishing the nurse's room. Air-conditioning has been installed in both the doctors' rooms. Tinting has been applied to various windows for privacy.
- **Coles Bay Community Hall**
Work is continuing on the storage room extension to the Coles Bay Community Hall. The concrete slab, the walls and cladding external and internal have been completed. The roof and guttering has been installed.

Design plans for a new annex extension to the Coles Bay community hall are being formalised. This extension when completed will replace the existing doctors' room and provide an internal disabled accessible toilet. A new library and kitchen will also factor into the new design.

- **Orford Cricket Ground**
Construction of a new toilet block at the Orford recreation ground is nearing completion. The new building will include male, female and disabled accessible toilet, shower and dressing room facilities. Plumbing works and painting are the last stages of work to complete.
- **Raspins Beach**
Construction of a new sailing boat storage facility will shortly commence at Raspins Beach, Orford. Planning and Building permits are in place. The old block has been demolished
- **Swansea Loo with a View**
Preliminary plans for the Swansea Loo with a View were on display for community consultation at the Swansea community hall on Friday the 2nd of September and for the remainder of September at the Swansea Visitor Centre. The architect Ross Brewin gave a presentation on the concept design.



- **Triabunna Gatehouse**

Construction has commenced to build the Gatehouse at the entrance to Triabunna adjacent to the Triabunna Community Hall. The area has been excavated and the exposed aggregate concrete slab has been boxed and poured. This new building will have a large glass front display area, toilet facilities including disabled accessible facilities, a satellite visitor information hub and an undercover sitting area. The stylish design of the building should encourage visitors to turn off the highway into Triabunna.



Council Buildings			
Category	No.	Sub-Category	No.
Community Facility	27	Halls	9
		Community Services	18
Municipal Facility	16	Council Depot structures	13
		Administrative Office structures	3
Recreation Facility	11	Change Rooms	2
		Club Rooms	3
		Pavilion	1
		Playing Surface (Tennis)	1
		Structure	4
Public Toilets	17	Toilets	17
Shelters & Monuments	13	Monuments	1
		Public Shelters	12
Waste Management Facility	4	Buildings & Sheds	4
Total Buildings Listed	88		88

MARINE INFRASTRUCTURE:

Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.
- Swansea Elevated Boat Ramp**
MAST has secured funding from the Federal Government for the additional funds required to build the new elevated boat ramp at Swansea. This new boat ramp will provide recreational boaters with an all tide launching and retrieval facility. The elevated two lane road access to the launching facility will run alongside the existing pier to deeper water.

Triabunna Wharf and Marina:

- Ongoing general maintenance and inspections are carried out as required.
- Engineering design has been finalised for the Triabunna Wharf extension between the existing wharf and the new commercial berths (stage 2). Excavation work for this project has been completed. Tas Marine Construction has been awarded the contract and will commence work shortly.
Bennett's petroleum has been awarded the contract to supply the diesel fueling facility at the new wharf extension. They will be installing a 30,000 litre diesel holding tank above ground adjacent to the wharf extension. The fuel will be dispensed via a credit card operated bowser on the wharf.
- Excavating works have commenced on Stages 3 and 4 of the Triabunna Marina expansion. These stages will provide an additional 35 berths to the marina when completed as well as an additional 11 berths for small vessel casual berthing.
- Crown Land Services and the Environmental Protection agency have given Council approval to begin works.

- Council has appointed a new contractor to manage the daily operations of the Triabunna wharf & marina. The contract will include invoicing and collecting casual berthing fees as well as cleaning and the monitoring CCTV footage for security purposes. Stan Berry, our current Harbour Master will work alongside the new contract Port Control Officer while he familiarises himself with the area.

Prosser River:

- **Prosser River Stabilisation Project**
Work to stabilise the mouth of the Prosser River is on hold. The Federal Environment Protection Agency is assessing the project.

Council Marine Infrastructure	
Public Boat Ramps throughout Municipality	14
Fishing Boats paying yearly fee at the Triabunna Wharf	6
Marina Berths occupied by Commercial Fishing Boats (Triabunna)	20
Marina Berths occupied by Recreational Boats (Triabunna)	32
Marina Berths occupied by Ferries or Tour Boat operators	3
Waiting list for Commercial Fishing Boat Berths (Triabunna)	1
Waiting list for Recreational Boat Berths (Triabunna)	28



Glamorgan Spring Bay Council				
BUILDINGS AND MARINE INFRASTRUCTURE				
For the month ended 31 August 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$0.00	\$0.00	\$0.00	
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$431.82	\$400.00	\$31.82	8.0%
RATES AND CHARGES	\$421,680.00	\$421,680.00	\$0.00	0.0%
STATUTORY FEES AND FINES	\$0.00	\$0.00	\$0.00	
USER FEES	\$165,561.04	\$170,000.00	-\$4,438.96	-2.6%
Total Income	\$587,672.86	\$592,080.00	-\$4,407.14	-0.7%
Gross Profit	\$587,672.86	\$592,080.00	-\$4,407.14	-0.7443%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$41,897.00	\$41,897.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$20,664.08	\$20,800.00	-\$135.92	-0.7%
FINANCE COSTS	\$8,844.59	\$8,845.00	-\$0.41	0.0%
MATERIALS AND SERVICES	\$48,841.52	\$48,000.00	\$841.52	1.8%
Total Operating Expenses	\$120,247.19	\$119,542.00	\$705.19	0.6%
Net Profit	\$467,425.67	\$472,538.00	-\$5,112.33	-1.0819%

6.6 Manager Natural Resource Management, Ms Melanie Kelly

Natural Resource Management: Sustainability: Catchments To Coast: Policy and Partnerships

Programs and Projects

Continue to support integrated catchment management through the Catchments to Coast (C2C) program and the implementation of catchment management plans.

We completed our 16/17 project plan proposals for NRM South and await final approval and contract sign off. We hope to be able to provide details of which projects have been approved in the October report to Council.

The installation of the Whale Trail interpretation signs is underway. Work is also underway in collaboration with Break O'Day Council and ECRTO in developing directional signage to the Whale Trail sites that complement those for the Great Eastern Drive.

Bushwatch

Workshop on illegal firewood harvesting was held on Thursday 18th August involving over 30 key stakeholders. The workshop was facilitated by David Hunn. Discussions are ongoing with key stakeholders in attendance on a way forward including the development of key communication messages and products around the 'right' way to get (collect / sell / buy) firewood. Access to the Swift Parrot breeding site has been blocked off and nest boxes (built by the NRM South / CVA Green Army team) have been installed. A survey of the impact of illegal firewood clearing has been completed by researchers from ANU with the total number of stumps exceeding 2500 stumps in 1.5km square area. This is one site only of many on public land all over the state. We will continue to update council on any progress regarding this serious issue.

Continue to implement the GSB Weed Management Plan.

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

Weed Notifications continue to be issued as required. 20 Requirement Notices have been issued to date. Follow up is ongoing.

Council weed officers continuing to work with Tasmanian Irrigation and the contractors for the Swan River Irrigation Scheme in managing serrated tussock.

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

Negotiations and project planning with NRM South for the co funded Catchments To Coasts program and associated projects for 16/17 and 17/18 is almost finalised.

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

Ongoing

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

GSB NRM Committee meeting no.52 was held on 21st September at Devils Corner. The next GSB NRM Committee meeting will be held on 9th November, location to be confirmed.

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

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.

Supported PWS and BirdLife Australia with shorebird activity programs at Orford, Triabunna and Swansea Primary Schools. At Orford and Swansea students assisted in installing temporary shorebird fencing. At Swansea we held the official launch of the Meredith River Bird Sanctuary interpretation sign.

Crown Land Services

Resourcing for ongoing weed control work in on Crown Land in Bicheno has been approved. This will continue to build on work over many years now with the focus now moving to the coastal reserve as the work behind the town will mostly be now follow up.

Tasmanian Fire Service

Planning is underway for the Bushfire Ready Neighbourhood 'Pop Up Café' at the water tank on Dolphin Sands Road on the 2nd October.

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 report to Council for endorsement of the Local Area Report and 'where to from here' is included in this agenda.

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.

Our 'Picnic in the Parks' Council display (building on the concepts of 'leave no trace', 'zero waste' and 'there is no away') at the Freycinet Centenary Celebrations on the 26 – 29 August at the Harold Street Reserve in Coles Bay was really well received. We plan to build on this theme at other community events over the summer period.

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

Ongoing

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

Ongoing

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

Attended an NRM South workshop on 'Cultural Values, Bushfoods and Growing Respect'.

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

Working with Manager Community Development and Executive Officer to finalise preparations for the state Tidy Towns awards to be held in Triabunna on 19th August. Preparing for the launch of the national Garage sale trail to be held on October 22nd.

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

Ongoing development of the Catchments to Coast program with key stakeholders.

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

Ongoing.

Four staff members have almost completed their Certificate III in Horticulture studies.
To be commenced this year.

Clean Up Australia Day
National Tree Day
World Wetlands Day



Profit & Loss				
Glamorgan Spring Bay Council				
NRM				
For the month ended 31 August 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$0.00	\$0.00	\$0.00	
RATES AND CHARGES	\$227,000.00	\$227,000.00	\$0.00	0.0%
USER FEES	\$7,507.50	\$7,500.00	\$7.50	0.1%
Total Income	\$234,507.50	\$234,500.00	\$7.50	0.0%
Gross Profit	\$234,507.50	\$234,500.00	\$7.50	0.0032%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$2,833.00	\$2,833.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$41,283.37	\$39,000.00	\$2,283.37	5.9%
MATERIALS AND SERVICES	\$4,711.48	\$5,000.00	-\$288.52	-5.8%
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$400.00	\$400.00	\$0.00	0.0%
Total Operating Expenses	\$49,227.85	\$47,233.00	\$1,994.85	4.2%
Operating Profit	\$185,279.65	\$187,267.00	-\$1,987.35	-1.0612%

Recommendation:

That the Management Reports be received and noted.

7. Minutes of Section 24 Committees

COMMENTS:

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

7.1 Triabunna Community Hall Committee Meeting, May 2016.

7.2 Triabunna Community Hall Committee Meeting, July 2016 (Draft).

7.3 Youth Council Minutes, June 2016.

7.4 Youth Council Minutes, September 2016 (Draft).

David Metcalf
General Manager

Recommendation:

That the minutes of the Section 24 Committees be received and noted.

7.1 Triabunna Community Hall Committee Meeting, May 2016

minutes

Triabunna Community Hall (TCH) Committee Meeting			
2/5/16		05:00pm	TCH
Meeting called by	Jenny Woods		
Type of meeting	Committee Meeting		
Chair	Jenny Woods		
Minutes	Gavan Barber		
Attendees	Jenny Woods, David Kirk, Keri Handley, Gavan Barber, Judy Mollineaux, Malcolm Bishop, Tony Pollard		
Apologies	Howard Harris		
Minutes of last Meeting 16/3/16			
Acceptance of Minutes 16/3/16 MOVED – Gavan Barber SECONDED – Keri Handley CARRIED - Unanimously			
Business arising from last minutes			
<ol style="list-style-type: none">1. Tony asked about the outcome re Kaylene Lee's wish to join Committee. Jenny will need to speak to Council as a whole as there is some 'cloudiness' with regard to the Section 24 Guidelines re appointment of Committee members. Some discussion as to whether we need another person on the Committee and that the Section 24 Guidelines, as they stand, state that the Expression of Interest process for members of a Section 24 Committee will take place after a Council Election. David stated that he knows of one person who has written to Council expressing an interest in being on the Triabunna Community Hall Committee; they wrote to Council in December 2015 and have received no reply from Council re their Expression of Interest. ACTION: David will ask the person in question to contact Jenny to follow up on their letter.2. Gavan stated that lights in toilets have been fixed, a latch to hold the main door open has been installed and Adrian O'Leary has the door seals in hand.			



minutes

Business arising from last minutes - continued

3. Tony queried the outcome of sending an email to all Committee members when a Committee member was going to be in the hall. There was no resolution to this issue at the last meeting as the Chairperson was not well and this point was passed over to the next meeting. This issue was discussed with regard to the issue of insurance cover for volunteers working in the hall. It was decided that to protect the Committee members for insurance cover that the Committee needs to be informed whenever any Committee member goes to the Hall.

MOTION: That Committee Members can stop and do gardening on an 'ad hoc' basis without notifying the Committee

MOVED: Judy

SECONDED: Keri

CARRIED: Unanimously

MOTION: All Committee members email whole Committee prior to working in Hall

MOVED: Gavan

SECONDED: David

CARRIED: Unanimously

4. Jenny discussed the item that the Committee was not informed that the Hall was booked by Council for a theatre production – the Manager Community Development does not inform any other Committee that she has booked a hall and she is not going to do it for the Triabunna Community Hall. Tony sends out an email whenever a Hall Hire form is completed. Jenny will look into having a Community Calendar instigated by Council. Gavan handed out the latest schedule for Hall bookings.

5. Keri discussed her research into a new vacuum cleaner for the Hall and her conclusion based on Choice Magazine with a range of 24 cleaners to choose from. Keri has negotiated a price (\$200 below retail) of \$499 for an Electrolux ZU09923PT from Harvey Norman.

MOTION: Keri to finalise purchase of vacuum cleaner at Harvey Norman, and she will contact Tony to arrange for payment over the phone with his corporate credit card.

MOVED: Judy

SECONDED: David

CARRIED: Unanimously

6. Tony presented his findings on trestle tables. 1.8m trestle – Holts Mitre 10 \$54.99 and K&D Warehouse on special at \$37.80 (1.2m trestles also \$37.80)
Discussion around what sizes of tables to buy and the numbers to buy and it was decided to put the following motion.

MOTION: Purchase 4 x 1.2m and 8 x 1.8m trestle tables from K&D at \$37.80 each.

MOVED: David

SECONDED: Gavan

CARRIED: 7 votes for and 1 vote (Tony) against

minutes

Business arising from last minutes - continued

7. Jenny informed the Committee that we need to purchase our own cleaning equipment/products and our own rubbish bins in line with what other halls do. We can purchase the items through Council if it works out cheaper and then pay Council when they invoice the Hall.

Correspondence

1. Flyer from Tap Dancing Group presented to Committee.
Tap Dancing classes are planned for the TCH on 13th May, 20th May and 27th May. Janelle Hall has tentatively booked the Hall for the above dates subject to decision from this meeting.
Tony informed the meeting that he has spoken to Janelle and informed her that she needs to carry her own insurance. Discussion followed about setting the fee for use of the Hall and it was decided to charge the lower half day commercial rate from the Triabunna Community Hall Fees and Charges 2015/16.
MOTION: That Janelle Hall is charged \$40.00 per session, to conduct Tap Dancing classes, as per the Triabunna Community Hall Fees and Charges 2015/16.
MOVED: Tony
SECONDED: Judy
CARRIED: Unanimously
2. Judy raised the issue of the issue surrounding the letter from a member of the Yoga group. Jenny read out her email in response to the letter and discussed that David had written letters of apology to the relevant people and that the matter is settled.

Financial Report

As at 20/4/16 balance of Triabunna Hall Committee account:
\$1,780.10 as per circulated financial statement.
Tony raised a couple of points – What was the deposit on 20/4/16 for and should there not have been a deposit for the Coastal Hazards morning tea. The deposit on 20/4/16 was from the Odeon for Hall hire and the deposit from DPAC is still to be processed through the Council.
Acceptance of Financial Report
MOVED: Keri
SECONDED: David
CARRIED: Unanimously



minutes

Invoices Received

Gavan tabled invoices/receipts that needed to be reimbursed to Gavan to cover items purchased for the Hall and the Coastal Hazards morning tea. Total \$136.01

\$25.56 – toilet brushes

\$11.00 – dustpan and tissues

\$13.32 – tie down straps for chairs

\$9.43 – door stop plunger

\$3.50 – Coastal Hazards morning tea

\$49.20 – Coastal Hazards morning tea

\$24.00 – Coastal Hazards morning tea

MOTION: Reimburse Gavan Barber for \$136.01

MOVED: Keri

SECONDED: Malcolm

CARRIED: Unanimously

Hall works updates

Gavan reported on the following:

Projector installed with safety cable

Projection screen installed

Curtains and blackout blinds installed

Part of sound system installed and the rest will be installed when time permits.

Intention to repurpose the old stage curtains and tracks at the sides of the stage

Meeting Tony Brown on Thursday (5/5/16) to have the new dimmers installed.

Status of Expression of Interest for Grant Application

Jenny stated that she has been told unofficially that the expression of interest submission for the Stronger Communities Program for the electorate of Lyons was unsuccessful.

Dressing Room Fitout

Discussion about using the office furniture at the old Council Chambers to revamp as benches in the dressing rooms. The use of these items has been approved by both David Metcalf and Adrian O'Leary.

Jenny will email General Manager to confirm use of old furniture and if that is affirmative then then the following motion will take effect.

MOTION: That the Committee repurposes furniture at the old Council Chambers to fit out dressing rooms at the Triabunna Community Hall as previously approved by the General Manager and the Manager Council Buildings.

MOVED: David

SECONDED: Keri

CARRIED: Unanimously

minutes

Bookings (as attached)

Keri asked that the name of Yoga on schedule be changed to Spring Bay Yoga

Other Business

- Billiard table that is currently stored in Rec Hall at old Council Chambers
Tony wants to bring it back to the Hall as there have been complaints that it is taking up too much room. It was originally meant to be stored in the old Council Chambers themselves, but when it was taken there it would not fit so it was put in the Rec Hall. The table was originally purchased by the Hall when Malcolm used to run the Drop In Centre at the Hall.
It was discussed that it could be sold, and then Malcolm said that Prosser House would probably be interested in taking it. If Prosser want to take it then the following motion will take effect.
MOTION: Donate billiard table to Prosser House
MOVED Tony
SECONDED: Judy
CARRIED: Unanimously
- Tony said that as Works Manager GSBC he had been going through the Community Wish Lists for the Council budget that had been presented to Council and expressed the opinion that David's submission to the list should have been shown to the Committee before being submitted to Council. David explained that he had submitted it as an individual as it covered the whole precinct, but was happy to send a copy to all Committee members if requested.
- Malcolm raised the issue of the outside security lights being on all night and the cost to run them.
Gavan explained that they are all LED lights and cost little to run them, and Adrian has said that he prefers to have the hall lit at night to prevent vandalism; Jenny agreed that there is a vandalism problem and is happy to have the lights.
Gavan will ask both Adrian and Tony Brown about the lights and the cost of running them.
- Keri has sought advice from an events planner who suggested that Hall bookings should not be made that follow directly on from one another, need at least 30 minutes between bookings.
- Keri asked where the vacuum cleaner is going to be stored – it will be stored in one of the dressing rooms so that hall hirers can access it.
- Keri presented a sample of Patricia Kirk's latest version of the TCH business cards – viewing and discussion is to be held over to next meeting



minutes

Next Meeting

18/7/16 at the Triabunna Community Hall 5:30pm

Meeting Closed

Meeting closed at 7:20pm



CHAIRPERSON



SECRETARY

7.2 Triabunna Community Hall Committee Meeting, July 2016 (Draft)

minutes

Triabunna Community Hall (TCH) Committee Meeting			
18/7/16		05:30pm	TCH
Meeting called by	Jenny Woods		
Type of meeting	Committee Meeting		
Chair	Jenny Woods		
Minutes	Gavan Barber		
Attendees	Jenny Woods, David Kirk, Keri Handley, Gavan Barber, Judy Mollineaux, Malcolm Bishop, Tony Pollard		
Apologies	Howard Harris, Kaylene Lee		
Minutes of last Meeting 2/5/16			
Acceptance of Minutes 2/5/16 MOVED – Keri Handley SECONDED – Judy Mollineaux CARRIED - Unanimously			
Business arising from last minutes			
<ol style="list-style-type: none">1. Tony queried the outcome of the MOTION to donate the old billiard table to Prosser House – result is that Prosser house doesn't want it. ACTION ITEM: Gavan to ask Adrian O'Leary to send an email to all Council staff to see if anyone wants it.2. Keri raised the issue of the Hall Hire Schedule – at last Council meeting there was a change to Hall Hire Fees set for the new financial year. She wanted to establish whether we would be going to the new fee schedule and it was determined that we would adopt the new schedule of fees. An example is what used to be the minimum hire fee of \$4.00 is now \$10.00; this is to be discussed in full at the next meeting. ACTION ITEM: Fees and Charges to be an Agenda item at next meeting3. Malcolm reported that Janelle Hall is no longer going to hire the TCH for Tap Dancing. Janelle cannot get sufficient people to make it financially viable.4. New Committee member – Following the Chairperson's invitation to Kaylene Lee to join committee and the subsequent receipt of Kaylene's letter of application at the last meeting, Jenny reported that she had spoken to fellow GSB Councillors and checked the Section 24 Guidelines. She decided there is nothing to suggest that Kaylene could not join the Committee. Both David and Tony expressed the view that having an extra person on the Committee was unnecessary. Jenny argued that, as Council's Guidelines for Section 24 Committees allow for 11 people on Section 24 Committees, having an extra person (making the number on this Committee 9) was not an issue, and that because Kaylene was also a Hall user, she was to be accepted as a new Committee member.			

minutes

Business arising from last minutes (contd)

5. Gavan raised the issue of Hall security, reporting that Meals on Wheels (MoW) volunteers have left the building unlocked on 3 occasions recently. Gavan has raised the issue with Kaylene and she assured him she would make sure that the volunteers ensured the doors were locked when leaving. Gavan suggested that the MoW freezers be moved into the loading bay and that the use of 2 freezers be rationalised. To be suggested and discussed with Kaylene.
6. Keri reported that she had purchased replacement vacuum cleaner bags and requested reimbursement of \$14.50 (See Reimbursements, below)

Correspondence

Invoices received from Council for purchase of trestle tables & vacuum cleaner

Financial Report

As at 15/7/16 balance of Triabunna Hall Committee account:
\$2,999.59 as per circulated financial statement.

Tony queried why there was only the one expenditure item – where was the payment for the tables and the vacuum cleaner? Gavan explained that these amounts are to be paid to the Council and the cheque to pay these amounts was signed on the morning of this meeting (18/7/16).

Acceptance of Financial Report

MOVED: Keri Handley

SECONDED: Tony Pollard

CARRIED: Unanimously

Reimbursements

Reimbursed Keri Handley for purchase of box of 5 vacuum cleaner bags – cheque for \$14.50 signed at meeting.

Dark MOFO & Festival of Voices

Keri suggested that we should contact the organisers of Dark MOFO (Leigh Carmichael) and Festival of Voices (Ange Boxall) alerting them to the fact that we have a fantastic venue available for possible use during those festivals.

ACTION ITEM: Gavan to write to the organisers of above festivals alerting them to the fact that the Hall is available.

minutes

TCH Committee badges

Keri discussed the idea of having a badge to identify Committee members at functions in the Hall as a means of letting people know who to approach to talk about the Hall and its facilities, availability, etc.

David suggested it would be beneficial to have a badge with a name so that people know who they are talking to; Jenny stated that she wouldn't want names on the badges. If we go with badges they should be kept at the Hall so that they are available when needed.

ACTION ITEM: Keri to make enquiries to Council as to their badge supplier and cost, also to get a quote from the person she has been liaising with - for discussion at next meeting.

Trestle Tables

1. Tony talked about the trestles being locked in the storage room, which is inaccessible to hall hirers; Suggested we need to find an alternative storage area for the trestles so that they are available to all users of the Hall. Suggestion that they be stored where the plastic chairs are currently situated backstage and that the plastic chairs are moved down to the Rec Room at the old Council offices.
2. Judy stated she was very appreciative of the free use of the trestles for the recent PUBS big book sale at the Orford Community Hall.

Security

The issue of doors being left unlocked was raised and Tony suggested that the Hall Hire Agreement form be amended to include a bold font section highlighting the issue of security.

ACTION ITEM: Jenny will send an email (on behalf of the Committee) to all Council staff asking them, that if they enter the TCH to be aware that the doors have weather strips that can make them hard to close properly, and to double-check that the doors in the Hall are locked correctly and securely whenever they leave.

Business Cards

Keri showed everyone the latest prototype of the TCH business card that Patricia Kirk has designed. The latest design reflects the Hall colour scheme and was generic in style – no names on the card. Discussion ensued.

ACTION ITEM: Keri will go back to Patricia with design alterations as discussed (landscape layout, altered logo, etc.) for her professional recommendations. Keri will then email any further draft designs to the Committee.

The Committee noted its gratitude to Patricia for all her work so far on the design of the cards.

minutes

Other Business

- Judy stated that she is happy to help with the cleaning when necessary. Keri noted that it is the responsibility of the hall hirers to leave the Hall clean as stated in the Hall Hirers Agreement. It was, however, agreed that it is still necessary to check the Hall and clean if needed before the Hall is hired. Tony said that at the Orford hall they get someone in to do a complete clean approximately every 3 months, which the Hall Committee pays for. The basic cleaning should be done by the hall hirers – this includes sweeping, bin emptying & checking the toilets. It was AGREED to get proper cleaning equipment to suit the size of the hall, including the proper v-shaped dust broom and a mop.

ACTION ITEM: Gavan to check with Council as to what pricing can be obtained for the necessary cleaning gear as it would be preferable to purchase through Council and then reimburse them.

- Notice Board** – Tony wanted to discuss the positioning of the new notice board that Gavan had brought to the Hall for the meeting. The new notice board cannot be illuminated, even though it has LED lighting built into it, because of some archaic Council planning regulation. Discussion ensued about the location of the board and it was decided to take it outside and try it in different locations. Two locations were tried, on the side of the building adjacent to the beginning of the entrance ramp and the front of the building to the right of the front emergency exit doors. It was voted that it would be located at the front of the building to the right of the main emergency exit doors - 6 for, 1 against (Tony). It was RESOLVED that the use of the notice board is for Hall use only and that the key will be available from the Council's front office and a spare key will be available from Gavan (Secretary).
- Keri commented on the additional A/C vent in the auditorium wall near the box office. Gavan explained that it had been discovered that the A/C system has recently had to be modified to make it work efficiently. This has entailed moving the return venting to the other side of the hall and the installation of some new vents. Gavan will check with the painter as to the colour he used on the original vents and get the same colour to paint the new vent.
- Tony queried why a 'user-pays' system wasn't installed when the A/C system was installed and Gavan explained that Adrian O'Leary had decided against a 'user-pays' system as Council had experienced considerable trouble in the past in other buildings employing this method.
Discussion of pros & cons re 'user-pays' to be had at next meeting.

Next Meeting

31/10/16 at the Triabunna Community Hall 5:30pm

Meeting Closed

Meeting closed at 7:06pm

7.3 Youth Council Minutes, June 2016

MINUTES OF A MEETING OF THE GLAMORGAN SPRING BAY YOUTH COUNCIL HELD IN THE TOWN HALL, SWANSEA ON THURSDAY, 23RD JUNE, 2016 COMMENCING AT 11.00 A.M.

PRESENT

Hollie Todd, Teegan Parker, Caitlyn Alomes, Jamie Devine, Samuel Dyke, Dylan Alomes (Triabunna District School), Will Taylor and Thomas Brooks (Orford Primary School), Abbey Quinn, Corey Barker, Chatelle Garcia, Amber Ford (Swansea Primary School) and Morgan Evans, Larna Malley, Cassie Silberberg, Fionn Sinclair, (accompanied by Bicheno Primary School Principal, Brodie Phillip)

APOLOGIES

Ellia Kay (Swansea Primary School)

IN ATTENDANCE

Deputy Mayor, Cr. Cheryl Arnol (Chairperson), Lona Turvey (Community Development Manager), Angela Higgs (Administrative Support Officer), Elise Wells (Youth Worker).

WHAT IS THE YOUTH COUNCIL AND THE ROLE OF YOUTH COUNCILLORS

Cr. Arnol discussed the role of Youth Councillors and how they are the voice of the youth in the Glamorgan Spring Bay municipal area.

Cr. Arnol used the pontoon in the Prosser River as an example of how a suggestion from the youth Council became reality and whilst it took some time to work through the process, it was eventually installed in the river and has been extremely popular during the summer months.

Cr. Arnol also indicated that not all suggestions can be acted upon or implemented as it comes down to many other issues, such as planning, cost, public liability and practicalities.

ELISE WELLS – YOUTH OFFICER WITH THE RURAL PRIMARY HEALTH SERVICES

Elise Wells outlined her role as a youth worker and asked them to give some thought as to any equipment or activities they would like. Elise told the youth councillors if something doesn't feel right they can talk to a youth worker who will be able to tell them where to get help.

Elise also passed around a form "Your Say" for the youth councillors to fill out so that she was able to get some feedback on the types of activities they would like.

GUEST SPEAKER – CR BERTRAND CADART

Cr. Cadart gave a talk about Mad Max the movie in which he played the part of Clunk. He also showed the youth councilors some of his memorabilia from the film. Bertrand gave a very interesting demonstration about movie making in which a couple of youth councillors did a role play. It provided a real insight into movie making and how long it takes to make one scene.

GENERAL BUSINESS

Ideas and Suggestions for Projects and/or Infrastructure

Some of the suggestions put forward by the Youth Councillors were:-

- More bins in streets.
- More bike tracks in areas.
- Skatepark in Bicheno
- Swimming Pool
- Exercise Equipment
- BMX track in Swansea
- A bicycle track in Swansea with traffic lights, roads lines, etc.
- Animal Shelter

Ideas and Suggestions for future Guest Speakers and Youth Council Activities

Some of the suggestions included:-

- Rock Climbing
- Air-Time 360
- Laser Skirmish
- Spring Bay Mill Manager
- Graeme Elphinstone

There being no further business, the meeting closed at 12.25 p.m.

Confirmed
Chairperson

7.4 Youth Council Minutes, September 2016 (Draft).

MINUTES OF A MEETING OF THE GLAMORGAN SPRING BAY YOUTH COUNCIL HELD IN THE TOWN HALL, SWANSEA ON MONDAY, 5TH SEPTEMBER, 2016 COMMENCING AT 11.00 A.M.

PRESENT

Hollie Todd, Teegan Parker, Caitlyn Alomes, Jamie Devine, Samuel Dyke, Dylan Alomes (Triabunna District School), Abbey Quinn, Corey Barker, Chatelle Garcia, Amber Ford and Elia Kay. (Swansea Primary School)

APOLOGIES

Orford and Bicheno Primary Schools.

IN ATTENDANCE

Deputy Mayor, Cr. Cheryl Arnol (Chairperson), Lona Turvey (Community Development Manager), Angela Higgs (Administrative Support Officer), Leigh Wilson (RPHS Youth Worker).

CONFIRMATION OF MINUTES

Resolved that the minutes of the Youth Council Meeting held on 23rd June, 2016 be received.

GUEST SPEAKER – CYNTHIA MAXWELL-SMITH

Cynthia Maxwell-Smith, Council's Sustainability Officer, gave a talk on zero waste. Cynthia gave this description of Zero Waste: Zero waste is a goal that is ethical, economical, efficient and visionary, to guide people in changing their lifestyles and practices to emulate sustainable natural cycles, where all discarded materials are designed to become resources for others to use.

Cynthia handed out pictures of how families have significantly reduced household waste and also discussed products which are now available to use, for example, reusable food wraps which can replace plastic wrap.

Cynthia also spoke about the changes in present day lifestyle compared to how people shopped many years ago. There was very little packaging back then. For example, biscuits were stored in large tins and the shopkeeper would just weigh out the required amount and place in a paper bag. The milkman would deliver milk door to door and it would be ladled out of large milk urns into billy cans which were left out for the milkman.

Cynthia went on to discuss how making small changes in our lifestyle can help to reduce waste, such as using reusable shopping bags and drink bottles.

Cr. Arnol thanked Cynthia for her interesting talk and suggested to the youth councillors that they give thought to how they may be able to reduce waste.

GENERAL BUSINESS

Ideas and Suggestions for future Guest Speakers and Youth Council Activities

Cr. Arnol suggested that, with the Olympic Games being held this year, it may be an opportune time to invite former Olympic swimming champion, Shane Gould or former Commonwealth and Olympic diver, Julie Kent, who both live in our municipal area, to be guest speakers as a Youth Council meeting.

Some of the suggestions and issues raised by Youth Councillors were:-

- A skate ramp for Bicheno. (Cr. Arnol discussed the problems and issues which occurred in the past and the lack of a suitable site.)
- More bike tracks.
- Playground at the Triabunna Netball Courts needs upgrading.
- A better pontoon for Swansea.
- Drains in Murray and Tarlton Streets need attention.
- Better toilets. (Cr. Arnol mentioned the “Loo with a View” planned for Swansea and the new toilets to be included in the “Gatehouse” being built at the entrance to the town in Triabunna.)
- Lock on toilets at the Triabunna Netball Courts need repairing.

Cr. Arnol suggested that Council Works Manager, Tony Pollard, be invited to the next Youth Council meeting to discuss some of these issues.

There being no further business, the meeting closed at 12.06 p.m.

Confirmed
Chairperson

8. Officers' Reports Requiring a Decision

8.1 LG Common Services Joint Venture

Responsible Officer – General Manager

Comments

This matter has been dealt with by Council on several occasions as can be seen by the previous agenda items detailed below. There is now an opportunity for the Glamorgan Spring Bay Council (GSBC) to sell expertise in smaller councils throughout the Northern Territory, Papua New Guinea, and Fiji particularly in the finance software area. It is also important that we join the venture so we are able to use expertise from any member council in a formal way, as well as sell services in a formal way.

The joint venture is chaired by an independent well known chartered accountant and business man Mr. Peter Murfett. Other advantages include joint tendering for such items as road reseals and debt collection.

The Council will be directly paid for all services provided at set rates incorporated within the agreement.

There is no longer a manager of the venture just a chief administrator who is employed fulltime at Brighton, carrying out many other duties and is not paid by the joint venture partners.

Statutory Implications

Not applicable

Budget Implications

It is envisaged that GSBC will save approximately \$50,000 per annum by buying in joint services and has the potential to sell around a conservative \$50,000 worth of business to other Councils.

Recommendations

1. That Council by absolute majority rescinds decisions 7/15 - 27/1/2015 and decision 38/15 - 24/3/2015.
- 2.
3. That Council authorise the General Manager to sign the Shared Services Agreement and engage in the new joint venture as outlined above and in the agreement.

Attachments:

- i. Previous agenda items/reports related to the Common Services Joint Venture
- ii. LG Common Services Joint Venture Update
- iii. Common Services Agreement

Attachment 1: Item 8.1

Council Meeting 27th January 2015

8.1 Common Services Joint Venture Agreement

Responsible Officer – General Manager

Comments

For some years, a number of southern Tasmanian Councils have been providing and receiving common/professional services, on a commercial basis. The exchange of common services has ensured that these Councils have maintained the ability to meet ever increasing legislative requirements and enabled them to continue to provide essential services to communities.

Glamorgan Spring Bay Council took the initiative in 2007 in acquiring services (largely land use planning, building and plumbing) to cover full time positions where the incumbent had left the position. Since that time it is estimated that the Council has saved many hundreds of thousands of dollars. Recently an analysis has been provided to Council showing savings of \$107,000 last year when compared to commercial rates.

Councils are now looking to develop what to date have been ad hoc arrangements into a formal framework. This process commenced with a workshop of council staff from four councils in 2013, but was delayed by the local government elections. Subsequently, a number of discussions and workshops have been conducted and it is now proposed to develop the current arrangements further through a managed joint venture of Councils. This will see functions undertaken by different Councils and administered by a Common Services Model. It will operate initially as a group of Councils with no central administration, but with limited organisational management, where functions are undertaken by different Councils and administered by individual Councils.

The overriding objective is to formalise and develop the Common Services Model to provide maximum cost efficiencies, high quality service and long term sustainability for participating Councils.

It will provide participants with the ability and resources to enable quality equitable service provision to their residents and visitors, as well as generate economic efficiencies and increased viability to Common Service Model participants and the Region. It will enable participants to meet legislative requirements, increase consistency of processes between municipalities and develop the reputation and professionalisation of the Common Services Model by capitalising on opportunities to build strong professional relationships and expand networks that will ensure the continual development and success of the 'Model'.

Core participating Councils (to be confirmed): Glamorgan Spring Bay, Sorell, Tasman, Southern Midlands, Glenorchy City and Brighton. Sorell and Brighton Councils have confirmed their commitment at their Ordinary Meeting of Council for January.

Prospective participating Councils: Central Highlands, Derwent Valley, Huon Valley and Flinders.

Under this model representatives of participating Councils will meet to identify workload and assign tasks from within their Councils and participating Councils would agree rates, etc. and draw up agreements.

A Joint Venture Agreement has been drafted with the core group of participating Councils expected to formally sign and commit to the agreement in February 2015. A business plan, management structure, marketing and strategic communication strategies are also being developed.

Joint Venture Management

The Common Services Joint Venture Model is unique. It will be administered by a committee comprising a representative of each participating Council, a Chairman, Manager and Chief Administrator. The committee will report regularly to the Mayors of participating Councils. It will not employ any staff directly, but the Manager and Chief Administrator will charge Councils for the time spent on administering particular services and operations. Hourly rates for services will be determined based on the seniority of the employee delivering the service.

Savings for Councils is a key. Therefore, the pricing strategy must deliver similar cost savings to both Councils providing services and Councils receiving services.

The Common Services Model gives small, under-resourced councils the ability to provide a high level of professional services to their ratepayers at an affordable cost. Councils who are unable to attract professional staff or hire suitable employees on a full-time or permanent basis have the opportunity to limit their exposure to financial risk while delivering a high level of service to the community.

Councils do not lose their autonomy, but rather will have access to the all the skills and experience within all the Councils under agreed joint venture arrangements, enabling them to better use their autonomy. Councils only pay for the services they use and their ability to sustainably provide services for ratepayers will be enhanced. Any participating Council can be a provider as well as user of services.

Examples of Common Services

- Animal Control
- Asset Management
- Building Permit Authority
- Corporate Finance / Management
- Development Engineering
- Environmental Health
- Governance
- Information Technology
- Operational Works Planning
- Pay Services
- Planning
- Plumbing Permit Authority
- Rates
- Records Management
- Technical Design and Investigation

In the past financial year, some 4500 hours of common services were provided and exchanged between Councils. This resulted in cost savings of approximately \$660,000. With the formalisation of the Common Services Model and the commitment of Councils to the Joint Venture, an increase in amount of common services hours is expected, along with significant additional savings. It is projected that 6000 hours of common services hours could be completed this calendar year, leading to increased savings in the order of \$800,000 - \$880,000.

In his letter to Mayors of 26 November advising of the February 11 meeting, the Minister for Local Government Peter Gutwein stated that any local government reform must:

- *Be in the interest of ratepayers;*
- *Improve the level of services for the communities;*
- *Preserve and maintain local representation; and*
- *Ensure that the financial status of the entities is strengthened.*

By any fair and reasonable measure, the Tasmanian Common Services Model Joint Venture is the least costly, most flexible and best-placed option to meet all of these requirements.



Consultation:

General Managers from Glamorgan Spring Bay, Sorell, Tasman, Southern Midlands and Glenorchy Councils have been involved as well as a recent Council workshop.

Risk Implications:

If a formal agreement is not signed the proponents of council amalgamations will push the point that resource sharing is ad hoc and lacks real commitment.

Financial Implications:

There is an opportunity for Glamorgan Spring Bay to sell its services to other Councils in particular its link to the NBN. This will be a benefit to the ratepayers of Glamorgan Spring Bay Council in the short and long term.

Other Issues:

The joint venture would increase cooperation and collaboration among participating councils in areas other than just service provision.

Assessment:

Basically the joint venture is the formalisation of what Glamorgan Spring Bay Council is doing already. It brings together the experience and practices learned over many years of operation.

The joint venture will not only enhance the current provision of services but provide a formal vehicle to expand the business.

As Glamorgan Spring Bay has been a major purchaser of these services it is important for it to be part of the joint venture. It is recommended that Glamorgan Spring Bay Council commit to the signing of the Shared Service Agreement, a draft of which has been distributed previously. Comments have been received from most participating councils and it is anticipated that there will be little or no changes from this draft.

Options:

1. Do nothing
2. Adopt the recommendation

Statutory Implications

Nil.

Budget Implications

Recently an analysis has been provided to Council showing savings of \$107,000 last year when compared to commercial rates.

Recommendation

That Council authorise the General Manager to sign the Shared Services Agreement and engage in the new joint venture as outlined above and in the agreement.



Decision: 7/15

Moved Cllr Jenny Woods, seconded Cllr Britt Steiner, that Council authorise the General Manager to sign the Shared Services Agreement and engage in the new joint venture as outlined above and in the agreement.

***The motion was put and lost.
(4 Votes to 4)***

For: Cllr Bertrand Cadart, Cllr Greg Raspin, Cllr Britt Steiner, Cllr Jenny Woods.

Against: Mayor Michael Kent, Deputy Mayor Cheryl Arnol, Cllr Jenifer Crawford, Cllr Debbie Wisby.

Attachments:

- 1. Stimulating Council Collaboration – Professor Brian Dollery (distributed via e-mail)*
- 2. Draft Shared Services Agreement – Abetz Curtis (distributed via e-mail and Councillors' Workshop)*

Council Meeting 24th March 2015

9.2 Common Services Joint Venture Agreement

Responsible Officer – General Manager

Comments

Council originally considered the Joint Venture model at its meeting on 27th January 2015 and the motion was lost 4 votes to 4. Since this time more information has become available, including the acceptance of the model by 7 councils (as listed in this report).

For some years, a number of southern Tasmanian councils have been providing and receiving common/professional services, on a commercial basis. The exchange of common services has ensured that these councils have maintained the ability to meet ever increasing legislative requirements and enabled them to continue to provide essential services to communities.

Glamorgan Spring Bay Council took the initiative in 2007 in acquiring services (largely land use planning, building and plumbing) to cover full time positions where the incumbent had left the position. Since that time it is estimated that the Council has saved many hundreds of thousands of dollars. Recently an analysis has been provided to Council showing savings of \$107,000 last year when compared to commercial rates.

Councils are now looking to develop what to date have been ad hoc arrangements into a formal framework. This process commenced in 2013, but was delayed by the local government elections. Subsequently, a number of discussions and workshops have been conducted and it is now proposed to develop the current arrangements further through a managed joint venture of councils. This will see functions undertaken by different councils and administered by a Common Services Model. It will operate initially as a group of councils with no central administration, but with limited organisational management, where functions are undertaken by different councils and administered by individual councils.

The overriding objective is to formalise and develop the Common Services Model to provide maximum cost efficiencies, high quality service and long term sustainability for participating councils.

It will provide participants with the ability and resources to enable quality equitable service provision to their residents and visitors, as well as generate economic efficiencies and increased viability to Common Service Model participants and the region. It will enable participants to meet legislative requirements, increase consistency of processes between municipalities and develop the reputation and professionalisation of the Common Services Model by capitalising on opportunities to build strong professional relationships and expand networks that will ensure the continual development and success of the 'Model'.

Regional and rural councils in particular stand to benefit from a Shared Services Model. The cost efficiencies and economies of scale allow regional and rural councils to better address the following roles of Local Government:

- *Representation and cooperation*
- *Sense of place*
- *Strategic leadership*
- *Land-use planning*
- *Economic development*
- *Services and assets*
- *Legislation and bylaws*

Core participating Councils at this stage are: Sorell, Tasman, Southern Midlands, Glenorchy City, Huon Valley, Brighton and Central Highlands (all have signed).

Prospective participating Councils: Derwent Valley and Flinders. Invites have been sent to all Tasmanian Councils.

Under this model representatives of participating councils will meet to identify workload and assign tasks from within their councils and participating councils would agree rates, etc. and draw up agreements.

Joint Venture Management

The Common Services Joint Venture Model is unique. It will be administered by a committee comprising a representative of each participating council, a Chairman, Manager and Chief Administrator. The committee will report regularly to the Mayors of participating councils. It will not employ any staff directly, but the Manager and Chief Administrator will charge councils for the time spent on administering particular services and operations. Hourly rates for services will be determined based on the seniority of the employee delivering the service.

Savings for councils is a key. Therefore, the pricing strategy must deliver similar cost savings to both councils providing services and councils receiving services.

The Common Services Model gives small, under-resourced councils the ability to provide a high level of professional services to their ratepayers at an affordable cost. Councils who are unable to attract professional staff or hire suitable employees on a full-time or permanent basis have the opportunity to limit their exposure to financial risk, while delivering a high level of service to the community.

Councils do not lose their autonomy, but rather will have access to all the skills and experience within all the councils under agreed joint venture arrangements, enabling them to better use their autonomy. Councils only pay for the services they use and their ability to sustainably provide services for ratepayers will be enhanced. Any participating council can be a provider as well as user of services.

Examples of Common Services

- *Animal Control*
- *Asset Management*
- *Building Permit Authority*
- *Corporate Finance / Management*
- *Development Engineering*
- *Environmental Health*

- Governance
- Information Technology
- Operational Works Planning
- Pay Services
- Planning
- Plumbing Permit Authority
- Rates and Rates modelling
- Records Management
- Technical Design and Investigation

In the past financial year, some 4500 hours of common services were provided and exchanged between councils. This resulted in cost savings of approximately \$660,000. With the formalisation of the Common Services Model and the commitment of councils to the Joint Venture, an increase in the amount of common services hours is expected, along with significant additional savings. It is projected that 6000 hours of common services hours could be completed this calendar year, leading to increased savings in the order of \$800,000 - \$880,000.

In his letter to Mayors of 26 November advising of the February 11th meeting, the Minister for Local Government Peter Gutwein stated that any local government reform must:

- *Be in the interest of ratepayers;*
- *Improve the level of services for the communities;*
- *Preserve and maintain local representation; and*
- *Ensure that the financial status of the entities is strengthened.*

By any fair and reasonable measure, the Tasmanian Common Services Model Joint Venture is the least costly, most flexible and best-placed option to meet all of these requirements.

Consultation:

There has been widespread media on this concept and Councillors have had a workshop and been provided with all relevant background documents including “Stimulating Council Collaboration” by Professor Brian Dollery – December 2014.

Risk Implications:

If a formal agreement is not signed the proponents of council amalgamations will push the point that resource sharing is ad hoc and lacks real commitment. The review clauses in the agreement allow termination with 9 months’ notice.

Other Issues:

The joint venture would increase cooperation and collaboration among participating councils in areas other than just service provision.

GSBC has many challenges ahead which must be addressed, the joint venture proposal goes some way to addressing the need for the Council to rely on rates and grants as its main source of income. GSBC challenges include:

- *Population trajectory to 2025 suggests a 0.16% decrease in population. This is consistent with our small growth rates in recent years of 0.02%.*
- *Tasmania’s highest cohort of age group 60 and 85 years and the fastest ageing growth population in Australia*
- *7.21% unemployment rate*

Assessment:

The joint venture is the formalisation of what Glamorgan Spring Bay Council is doing already. It brings together the experience and practices learned over many years of operation.

The joint venture will not only enhance the current provision of services but provide a formal vehicle to expand the business.

As Glamorgan Spring Bay has been a major purchaser of these services it is important for it to be part of the joint venture. It is recommended that Glamorgan Spring Bay Council commit to the signing of the Shared Service Agreement, a draft of which has been distributed previously.

Statutory Implications:

Nil.

Budget Implications

There is an opportunity for Glamorgan Spring Bay to sell its services to other Councils in particular its link to the NBN. This will be a benefit to the ratepayers of Glamorgan Spring Bay Council in the short and long term. GSBC will sell its strengths and buy its weaknesses.

Recommendation

That Council authorise the General Manager to sign the Shared Services Agreement and engage in the new joint venture as outlined above and in the agreement.

Corrected Decision 38/15

Please see attachment: Letter from Deputy Mayor, Cllr Cheryl Arnol (Acting Mayor and Chair of the March 2015 Ordinary Meeting of Council) regarding incorrect calling of motion 38/15.

Decision: 38/15

Moved Cllr Jenny Woods, seconded Cllr Greg Rاسpin, that Council authorise the General Manager to sign the Shared Services Agreement and engage in the new joint venture as outlined above and in the agreement.

***The motion was lost for the want of an absolute majority.
(4 Votes to 2)***

For: Cllr Bertrand Cadart, Cllr Greg Rاسpin, Cllr Britt Steiner, Cllr Jenny Woods.

Against: Acting Mayor Cheryl Arnol, Cllr Debbie Wisby,

Please note: Cllr Jenifer Crawford left the meeting at 6.01pm after the motion was moved but before the motion was discussed and put to the vote. Cllr Crawford returned to the room at 6.16pm.



Letter from the Deputy Mayor, Councillor Cheryl Arnol



Cllr Cheryl Arnol

Deputy Mayor
Glamorgan Spring Bay Council
M: 0419 533 615
P: 03 62571 349 (after 7.30 pm)
Email: cheryl.arnol@freycinet.tas.gov.au

29 March 2015

Mr David Metcalf
General Manager
Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA Tasmania 7190
By email – davidm@freycinet.tas.gov.au

Dear David

COUNCIL MEETING 24TH MARCH 2015

I refer to Agenda Item 9.2 Common Services Joint Venture Agreement discussed at the Council meeting of 24th March 2015 and my email to you of 25th March 2015.

Other than some minor changes in the report presented at Agenda item 9.2, the recommendation and the contract were identical to that which was presented, and defeated, at the January meeting. As such the matter should have been dealt with under S18 of the *Local Government (Meeting Procedures) Regulations 2005* which states in Part 1 –

18. Motion to overturn decision

(1) A council or council committee must not overturn a decision passed at a previous meeting held since the last ordinary election, except –

- (a)** by a resolution of an absolute majority, in the case of a council; or
- (b)** by a resolution of a simple majority, in the case of a council committee.

It is unfortunate that the requirement for an absolute majority was not reflected in the report under qualified advice status.

I am now formally advising you that the motion authorising you to sign the document was incorrectly called by me as the Chair. The motion was called as 'carried' on a 4-2 vote which as you know is not an absolute majority. The motion should have been called as 'lost for want of an absolute majority'.



- 2 -

March 29, 2015

The Common Services Joint Venture Agreement should not be signed and the minutes of the March meeting will need to be amended at the next General Meeting of Council to correct the erroneous calling of the motion.

Yours sincerely

CR. CHERYL ARNOL
DEPUTY MAYOR

Cc Mayor and Councillors

Attachment 2: Item 8.1

Attachment 3: Item 8.1

8.2 Local Government Association of Tasmania (LGAT) 2016 by-election (Southern Electoral District)

Responsible Officer – General Manager

The Tasmanian Electoral Commission (TEC) has been asked to conduct a by election for one member from the Southern Electoral District having a population of 20,000 or less to fill a casual vacancy.

The TEC have written to the Mayor asking for any nominations to be endorsed through a meeting of Council.

Nominations close 5pm Tuesday the 18th of October 2016.

Statutory Implications

Nil

Budget Implications

Nil

Recommendation

For Council's consideration.

Attachment: TEC Letter to Mayor Michael Kent



Attachment: Item 8.2



Reference F 84.88

Level 3
169 Main Road
Moonah Tasmania 7009
PO Box 307
Moonah Tas 7009
Phone (03) 6208 8700
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Mayor Michael Kent
Glamorgan-Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190

Dear Mayor Michael Kent

**Local Government Association of Tasmania (LGAT)
2016 by-election (Southern Electoral District)**

The LGAT has asked the Tasmanian Electoral Commission to conduct a by-election for one member from the *Southern Electoral District* having a population of 20,000 or less councils to fill a casual vacancy.

Only the Brighton, Glamorgan-Spring Bay, Derwent Valley, Southern Midlands, Central Highlands, Huon Valley, Sorell and Tasman Councils are eligible to participate in the nomination process. Any elected member from these eight councils can be nominated.

Election timetable

Nominations open	Tuesday 6 September 2016
Nominations close	5 pm Tuesday 18 October 2016
Ballot material posted (if a ballot is required)	Monday 24 October 2016
Close of postal ballot	10 am Tuesday 6 December 2016
Declaration of result	Tuesday 6 December 2016

Please note that for a nomination to be valid it must be endorsed through a decision at a Council meeting as described in the *Local Government (Meeting Procedures) Regulations 2015*. Further nomination requirements can be found on the nomination form enclosed.

If a ballot is required, all councils of the Southern Electoral District are entitled to vote.

If you have any queries please call Kristi Read of this office on 6208 8710.

Yours sincerely

Andrew Hawkey
ELECTORAL COMMISSIONER

5 September 2016

Cc: Member councils within electoral district with a population more than 20,000
Chief Executive Officer, LGAT

8.3 Policy 3.6 Re-Allocation of Budgetary Items for Removal

Responsible Officer – General Manager

Comments

At a Council Workshop on the 23rd of August 2016, Council discussed the relevance of this policy given the stipulations in the Local Government Act regarding budget related provisions.

The General Manager recommended that this policy be removed based on it not being required.

Statutory Implications

Nil.

Budget Implications


Nil.

Recommendation

That Policy 3.6 Re-Allocation of Budgetary Items be removed as a Glamorgan Spring Bay Council Policy.

Attachment: Policy 3.6 – Re-Allocation of Budgetary Items

Attachment: Item 8.3 - Policy 3.6 – Re-Allocation of Budgetary Items

	POLICY - RE-ALLOCATION OF BUDGETARY ITEMS	3.6	
		Version 1	Date 25/10/06
Minutes Dated 23 March 2009	Approved By : Council Decision No. 064/09	Review Date - As required	

1. OBJECTIVE

The objective of this policy is to set a format for the re-allocation of budgetary items.

2. SCOPE

This policy relates to all budgetary items included in Council's Corporate Budget.

3. DEFINITIONS

Nil.

4. PROCEDURE

- This policy enables the reallocation of funds contained within Council's Corporate Budget from any Department of Council for any purpose.
- This policy covers only the re-allocation of funds and does not relate to the provision of additional funds which would affect the overall budget surplus for the year.
- Transactions made under this policy are limited to a maximum of \$5,000.

5. IMPLEMENTATION

Implementation of this policy would be effective immediately.

6. DELEGATION

This would be a new delegation to both the General Manager and Manager Corporate Services.

7. RESPONSIBILITY

Compliance of this policy is the responsibility of the Manager Corporate Services.

8. REPORTING

Any re-allocation undertaken as part of this policy is to be reported to the next Council Meeting, included in the Manager Corporate Services report. This notification must include:

- The amount re-allocated
- The Department the funds were allocated from, and a brief explanation as to why the funds are available
- The Department the funds were allocated to
- The purpose of the amount being funded

9. STATUTORY REQUIREMENTS - Nil

10. REFERENCES – Nil

11. ATTACHMENTS - Nil

8.4 Policy 2.3 Tree Management (Council Managed Land)

Responsible Officer – Manager Works

Comments

This policy has been reviewed and updated over several Council Workshops. A final review took place at a Council Workshop on the 9th August, 2016 and the policy is now ready for endorsement.

Statutory Implications

Nil.

Budget Implications


Nil.

Recommendation

That Policy 2.3 Tree Management (Council Managed Land) as presented to Council on the 27th September 2016 be endorsed by Council.

Attachment: Policy 2.3 – Tree Management (Council Managed Land).

Attachment: Policy 2.3 – Tree Management (Council Managed Land).

	<p>Policy - Tree Management (Council Managed Land)</p>	2.3	
		Version 3	Date
Minutes Dated	Approved By : Council Decision No.	Review Date - As required but no later than 2020	

1. OBJECTIVE

- To provide a quality environment for residents, ratepayers and visitors and recognise the importance of trees to the quality of the local environment.
- To provide a practical and balanced approach to tree management that seeks to ensure public safety whilst striving to preserve and maintain, in a safe and healthy condition, those trees which are currently or which will become visually, historically, or environmentally valuable to the community of Glamorgan Spring Bay.
- To address the issues of tree management, tree planting, tree removal, tree pruning and damage caused by trees on Council managed land.
- To provide clear guidelines for Council officers as they respond to tree related enquiries, to ensure that any associated risks are managed or controlled.

2. SCOPE

This policy relates to all areas within the municipal area for which Council has ownership or care and control, except where there is a separate provision for a Native Flora and Fauna Management Plan for a particular area.

Native Flora and Fauna Management Plans 2014-2019 (www.gsbc.tas.gov.au/services/NRM) provide Council with a strategic approach to the management of natural values within reserves, whilst recognising and considering significant cultural and social values of reserves.

3. POLICY

3.1 TREE ASSESSMENTS AND RECORDS

- a) In high use areas and identified problem areas, (i.e. parks and reserve areas) tree assessments are recorded containing all relevant information. Information on at least the location, origin, species, approximate age and health is recorded and maintained. This assists Council's risk management process for required assessment.

- b) All complaints or notification of problems with trees are recorded against the property location. Remedial action, maintenance and other work is also recorded against the property location to build up a history of the work carried out.

3.2 TREE PLANTING

- a) Planting of trees and/or shrubs in park and reserve areas will be carried out in conjunction with Council and relevant community groups to determine type and location.
- b) Planting of street trees by residents is not permitted without the prior written approval of the General Manager, and provided that:
- A plan is submitted with the request showing location and details.
 - A Council approved species is used.
 - Plants do not or will not interfere with traffic visibility or infrastructure services.
 - No hazard is created.
 - The planting style is compatible with the surrounding landscape.
 - Trees are maintained by the resident to a standard approved by the General Manager.

3.3 TREE REMOVAL

A person cannot remove, poison or otherwise destroy any species of tree or shrub on public land, owned, or under the care and control of Council, without the written approval of the General Manager.

If a healthy tree is requested to be removed by a property owner as a result of driveway alterations or development etc. and approved by Council, the owner of the property shall incur all costs associated with the initial tree assessment, the removal of the said tree and root system, and pay for purchase and planting of a suitable replacement at a location agreed with Council.

a) TREE ASSESSMENT AND SIGNIFICANCE

Upon receipt of a request to remove a tree, a suitably qualified and duly authorised agent of Council shall assess the tree condition based on:

- Health
- Structure
- Form
- Life expectancy and amenity
- Safety; and
- Damage caused or potential for damage.

Suitability, based on:

- Compatibility with the surrounding landscape.
- Potential to cause damage.
- Potential to cause nuisance; and
- Characteristics of species to growing space and conditions.

Significance, based on whether it:

- Has a major impact on the landscape.
- Has outstanding visual appeal.
- Is very large (more than 15m high or 15m wide).
- Is very old (more than 40 years).
- Is one of a significant species.
- Provides a significant habitat for native fauna.
- Has historical associations.

b) TREE REMOVAL AUTHORISATION

A decision regarding removal or retention of a tree on Council managed land will be made on the basis of the assessment criteria outlined above unless otherwise stated, authority for removal will rest with the General Manager or a duly authorised Council officer.

Removal of trees of significance requires Council approval.

Circumstances where tree works do not require an approval under this policy:

- i. For the purposes of bushfire hazard reduction work.
- ii. Power line clearance.
- iii. Emergency works – any work carried out by Council, the State Emergency Services or a public authority in response to an emergency.
- iv. Tree works carried out by Council or its agents on land owned or under the care and control of Council, provided that assessment of the tree work has been carried out in accordance with this policy.
- v. Dead tree removals carried out by Council or its agent to ensure that associated risks are managed or controlled.
- vi. Tree removal approved by a current Development Approval issued by Council.

TREE PRUNING

Tree pruning shall only be carried out by qualified Council officers or an approved contractor engaged by Council with the appropriate qualifications.

An essential component of the management of Council's tree asset is the maintenance of individual trees in a safe and visually appealing condition. Once established, the major maintenance requirement of a tree is pruning.

As a general rule, the pruning of trees should be minimised as all pruning cuts are potentially injurious and trees look more appealing when left to develop into their natural shape.

TREE PRUNING GUIDELINES

Council trees shall be pruned to:

- a) Maintain public safety through the removal of structurally unsound limbs.
- b) Maintain tree health through the removal of dead or diseased material.
- c) Maintain prescribed clearances from services e.g. powerlines, over roads, footpaths and driveways.

- d) Ensure traffic safety and visibility of street signs; and
- e) Minimise future work requirements through the removal of potential problems at an early stage.

i. CLEARANCES

As a guide trees shall be pruned to maintain the following clearances:

Over Footpaths	2.5 m to the lowest foliage or limb.
Over Driveways	4.5 m to the lowest foliage or limb.
Over Roadways	1.0 m behind line of kerb (may vary in some circumstances) and 6.0 m over road to the lowest structural limb.
Street Signs	To be visible 50 m in either direction.

ii. PRUNING OF COUNCIL TREES BY RESIDENTS

Pruning of Council owned trees, by anyone other than qualified Council officers or approved contractors engaged by Council, shall only be permitted by way of written authority from the General Manager.

DAMAGE CAUSED BY TREES

The response by Council to damage caused by trees will vary according to the type and extent of the damage. The most commonly reported types of damage and Council's response process is outlined below.

i. FOOTPATHS, ROADS, KERB AND CHANNEL

Council is responsible for the maintenance of both the tree and road reserve structures.

ii. VEHICLE CROSSOVERS / DRIVEWAYS

Although vehicle crossovers traverse Council managed land, their maintenance and repair is the responsibility of the owner of the property that they serve. The issue of liability for damage to these structures must therefore be addressed before repairs are authorised.

iii. FENCES

iv. HOUSEHOLD STORMWATER PIPES

v. DWELLINGS

Council's response to these types of damage is:

- a) Damage inspected by Manager Works or authorised representative.
- b) If repair is required, the damaged section shall be removed and the offending roots exposed.
- c) In some instances a professional inspection/assessment and report may be required at the property owner's expense.
- d) The damage must be reported in writing to the General Manager so that details can be forwarded to Council's insurer to determine liability.
- e) If no other option is practical, the tree may be removed.
- f) Further damage shall be prevented by root pruning or, where necessary, installation of an appropriate root barrier or removal of tree (see 3.3b).
- g) The property owner may be required to pay for all associated costs if the damage is reported not to be caused by the said Council tree.

vi. OTHER DAMAGE

Claims against Council for damage caused by fallen trees, fallen limbs, objects colliding with trees or any other damage caused by the above ground parts of trees shall be routinely referred to the General Manager so that details can be forwarded to Council's insurer to determine liability and be reported to Council for information purposes.

4. IMPLEMENTATION

Implementation of the policy is carried out by the Manager Works.

5. DELEGATION

Extract from Manager Works - INSTRUMENT OF DELEGATION under SECTION 64, LOCAL GOVERNMENT ACT, 1993:

26 To remove dangerous trees on Council properties and trees on construction sites under the control of his/her Department where such removal is necessary to allow work to proceed immediately.

6. RESPONSIBILITY

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

7. REPORTING

Insurance claims are reported in the Ordinary Meeting of Council Agenda.

8. STATUTORY REQUIREMENTS

N/A

9. REFERENCES

- i. Glamorgan Spring Bay Council Native Flora and Fauna Management Plans 2014-2019 (www.gsbc.tas.gov.au/services/NRM).
- ii. Forest Practices Act 1985 stipulates that a Forest Practices Plan is required for the following forest practices, including land clearing:
 - harvesting and regenerating native forest
 - harvesting and/or establishing plantations
 - clearing forest for other purposes
 - clearing and converting threatened native vegetation communities
 - constructing roads and quarries for the above purposes
 - harvesting tree ferns

These are assessed and issued by the Forest Practices Authority and are completely separate from any council approval.

10. ATTACHMENTS

N/A

8.5 Communities and Coastal Hazards Local Area Report – Triabunna and Orford

Responsible Officer – Manager Natural Resources

Comments

The final Local Area Report (LAR) has been produced by AECOM in collaboration with the Tasmanian Government (Department of Premier and Cabinet) and Glamorgan Spring Bay Council staff. It provides a high level risk assessment and cost analysis of the areas and assets in Orford and Triabunna vulnerable to the impacts of coastal inundation and erosion both now and in the future.

A number of impacts were identified for both Orford and Triabunna:

- Raspins Beach and Orford (Millingtons) Beach are both highly susceptible to erosion impacts.
- Sections of the Tasman Highway are at considerable risk from inundation and erosion, creating significant access and transport issues.
- Important economic and recreational infrastructure such as moorings, jetties, boat ramps, marinas, and wharves are projected to be at significant risk from inundation and erosion.
- It is projected that the marina in Triabunna will be at significant risk from erosion and inundation by 2050.

Following community consultation on the Preliminary LAR potential adaptation pathways have been considered in the final report showing preferred options and potential costs associated with those options. All analysis should be considered a 'first pass' assessment, and more technical modelling will be needed to inform decision making.

In light of the conclusions within the LAR the following recommendations are proposed.

Statutory Implications

Not applicable

Budget Implications

Not applicable

Recommendations

Council endorses the final Local Area Report incorporating minor editing changes (sent electronically to all Councillors and General Manager via Hightail on September 1st, 2016).

Council work with the Department of Premier and Cabinet to further discussions with key stakeholders around adaptation to identified coastal hazards in Orford and Triabunna.

Further investigation into co-incident flooding (flooding events coinciding with high tide events) and the effect of Sea Level Rise on groundwater and other systems are considered.

A workshop is held to provide Council with an overview of other potential coastal hazards in GSB and to discuss a way forward in managing these hazards in the short, medium and long term in context of other work being undertaken by other councils and the state government.

8.6 Review of the draft Prosser River Catchment Management Plan

Responsible Officer – Manager Natural Resources

Comments

From late 1990s through to early 2000 the Glamorgan Spring Bay Landcare Committee (a Section 24 Special Committee of Council that preceded the current NRM Committee) initiated the development of Integrated Catchment Management Plans for the Swan Apsley, Little Swanport and Prosser River Catchments. These 'bureaucratic' catchment boundaries encompass the entire municipal area.

An Objective in the NRM section of the Annual Plan is that Council '*engage with key stakeholders and the broader community in the development and implementation of catchment management planning projects and processes*'. The development and implementation of the Catchments To Coasts program in close collaboration with NRM South and other key stakeholders including the NRM Committee is a key means for Council to meet this Objective.

Over the last 5-6 years the Swan Apsley and Little Swanport Catchment Plans have been reviewed involving extensive community engagement and consultation.

The Prosser plan was completed in 2002 only to a draft stage and was never finalised. It is proposed that a review of the draft Prosser Plan is undertaken over the next 12 months. This will involve at least three professionally facilitated community workshops. The review process will be undertaken in house by the NRM team at Council with input and advice from the relevant specialists across agencies as required.

Statutory Implications

Not applicable

Budget Implications

\$4,000

Recommendations

Council initiates a review of the draft Prosser River Catchment Management Plan (2002).

8.7 Bicheno Sesquicentennial (150th) Celebration

Responsible Officer – Manager Community Development & Administration

Comments

An application has been received from the Bicheno Community Development Association, requesting financial assistance of \$1,000 towards the staging of a celebration for Bicheno's 150th anniversary.

Bicheno was proclaimed a town on 3rd July, 1866 and as such, this year marks its 150th birthday.

To coincide with Bicheno's Food & Wine Festival (19th November), the committee is hoping to include a history display which will be housed both at Waub's Bay Gallery and at various historical buildings and locations within the township. The display would be presented for viewing on that weekend and the following week.

The committee has also been given the use of the Gaol House for that weekend and it is planned to include some slide shows and other history items in that venue.

It is also hoped that a history walk will be conducted by Mark Stephens, a previous long-term resident of Bicheno and who also previously undertook history tours as a small business venture. As the guide is currently away, the committee is unsure of his availability and whether he would seek remuneration.

Through the BCDA, the Bicheno History Walk project is currently being developed with a view to installing interpretive signage at significant buildings and locations around the township and surrounds. This undertaking is sure to provide a popular attraction and drawcard for tourists and visitors to our area.

The 150th commemorative display will offer a wonderful platform on which to base this major project. Enhancing such tourism opportunities can only benefit our community.

The Principal of Bicheno Primary School has willingly agreed to the school's involvement. Their participation will include the burying of a time capsule on the Monday following (21st November). This collaboration will be a wonderful opportunity for the school children to participate in the celebrations of 150 years, whilst looking forward to our 200th celebration in 2066.

An Art Space is currently under construction in the old Online Access Centre located within the Bicheno Primary School grounds. This space will be made available to not only students but to the whole community.

The estimated cost of the project is \$1,192. (See copy attached).

The committee is also suggesting that a permanent, commemorative, memorial be erected in the town. Attached is a photograph of a whale seat which is provided as a suggestion only. Funding for this project would be sought through grants from both Council and the Tasmanian Community Fund.

Statutory Implications

Not applicable

Budget Implications

A total of \$20,000 has been allocated in the 2016/17 budget for the Community Small Grants Programme, of which \$13,150 remains.

Recommendation

That Council approves a grant of \$1,000 to the Bicheno Community Development Association, towards the cost of staging a celebration for Bicheno's 150th anniversary.

BICHENO'S SESQUICENTENNIAL – IDEAS AND APPROXIMATE COSTINGS

HISTORIC DISPLAYS OUTSIDE/INSIDE SIGNIFICANT BUILDINGS AND SITES

- | | |
|---------------------------------------|-------|
| • 12 Display Easels @ approx. \$40ea. | \$480 |
| • 16 Frames @ approx. \$20 | \$320 |
| • 16 Photographic Prints @ \$12 | \$192 |
| • Pipe & Plaque for time capsule | \$100 |

HISTORY WALK

- Unsure of what this cost will be, as the person who used to conduct these tours is away at the moment. It may be that it will be voluntary, but a small remuneration may be necessary.

HORSE & CART

- This may be cost prohibitive, unless we are able to source one from our area. However, being held on the same day as the Food & Wine Festival, would be a good drawcard for patrons of the festival.



Image: Example of whale sculpture seat

8.8 Earth Ocean Network Inc.

Responsible Officer – Manager Community Development & Administration

Comments

An application has been received from the Earth and Ocean Network Inc., seeking financial assistance under the Community Small Grants Programme, towards the cost of funding an Environmental Expo in Bicheno.

The Earth Ocean Network Inc. is a small group of Bicheno residents (7) who are concerned about the environment in which we live and how to help preserve it for the future and also to find little ways to make it better.

The network raises money by selling second-hand, donated, books at the local market over the summer period.

The network also supports the Pademelon Park Wildlife Refuge, the wombat mange program at Lake Leake and the weeding of the boneseed on the hills behind Bicheno and around the foreshore. In addition, the network funds the local art gallery on small projects with the school's environmental excursions by supplying the art equipment that is needed. It also supports Landcare and helps with their costs when they come to the area to assist with invasive species work.

The network also started a programme with the school for building penguin breeding boxes.

The expo will have several out-of-area guest speakers and there will be films/videos on the effect of plastic in the ocean, climate change, recycling, sustainable living, local wildlife and invasive species.

The network will be covering the accommodation costs for out-of-town guest speakers and is planning to have "door" prizes (tickets from local attractions).

The estimated cost of the project is \$3,385.00. (A copy of the budget is attached).

Statutory Implications

Not applicable

Budget Implications

A total of \$20,000 has been allocated in the 2016/17 budget for the Community Small Grants Programme, of which \$13,150 remains.

Recommendation

That Council approves a grant of \$1,000 to the Earth Ocean Network Inc. towards the cost of staging the Environmental Expo to be held in Bicheno.



Attachments: Item 8.8

Earth Ocean Network Inc - ExpoSat 5 & Sun 6 November 2016		
<u>Item</u>	<u>Specific</u>	<u>Estimated Cost</u>
Memorial Hall fee	2.5 days	\$180
Tea coffee etc		\$50
Film hire	ABC Catalyst films \$190 each	\$380
Screening & display materials -	Annexe	
	9 Display screens - calico 1.5m W @ \$7+/m x50m	\$350
Door prizes: Family passes	Glass bottom boat 2adults + 2 chn x 2	\$200
	Penguin tours 2 adults + 2 chn x 2	\$200
	Natureworld 2 adults + 2chn x 2	\$160
<u>Guest speakers' expenses:</u>		
Accommodation	Accommodation - cleaning contribution	\$100
Welcome basket	Local bread, cheese, eggs, & fruit x 5	\$75
Fuel	Vouchers \$50 x \$5	\$250
Childrens activities materials	Project - plywood cutout marine animals, paint	\$300
<u>Marketing:</u>		
Advertising	Swansea Grt Oyster Bay News 2 ads x \$70	\$140
	Star FM 10 days before Expo	\$500
<u>EON 'green' products</u>		
	Toothbrushes - sufficient stock	
	Keep cups - standard 100 @ \$3.50 each (for sale)	\$350
<u>Meals:</u>		
Sat BBQ	Offer to 5 Hosts,15 guests & EON members - Lions Park.	<u>\$150</u>
	TOTAL	\$3,385

9. Miscellaneous Correspondence

9.1 Update on Voluntary Council Amalgamations - Letter to Minister Gutwein from SERDA



PO Box 126
47 Cole Street
SORELL TAS 7172
ABN 12 690 767 695

Telephone 03 6269 0000
Fax 03 6269 0014
sorell.council@sorell.tas.gov.au
www.sorell.tas.gov.au

Our Ref: PeterGutwein MP
Your Ref:
Enquiries to: Mayor Vincent

7th September 2016

Peter Gutwein MP
Minister for Planning & Local Government
GPO Box 123
HOBART TAS 7001

Dear Minister,

RE: VOLUNTARY COUNCIL AMALGAMATIONS

I am writing to you in my capacity as Chair of the Steering Committee of the SERDA Councils participating in the voluntary merger modelling and want to thank you for the opportunity to meet with you earlier today to discuss future steps. I also wish to confirm proposed arrangements and associated timing regarding the receipt, consideration and consultation of the final report from KPMG. These are:

1. Final 'draft' report accepted by the Steering Committee at their meeting of 19th September 2016.
2. Final report delivered by KPMG to DPAC by 30th September as per contractual requirement.
3. Presentation and delivery of final report by KPMG to all Councillors at a combined briefing event in early October 2016. Mayors and Minister to then acknowledge 'receipt' of report after the briefing and to advise media accordingly.
4. Individual workshops held by each Council with KPMG during October 2016 to further consider / understand the report.
5. Each Council in late October / early November 2016 to formally consider and receive (accept) the report for the purposes of commencing public consultation. These Council meetings to preferably be scheduled within one to two days of each other.
6. Public consultation to commence November 2016 and to continue through to February 2017.
7. Compilation of submissions and formal consideration by each Council to determine if they are to proceed with the amalgamation process and on which option prior to June 2017.

In consideration of step 5, it is assumed the timing / status of the metro Council SGS merger modelling exercise will be resolved to the extent it will not impact the ability of Clarence to determine their position on the south-east Council project.



With regard to step 6, Councils would appreciate assistance with this process from the State Government either through the allocation of specialist human resources or a financial contribution to procure appropriate expertise. The success of the merger modelling exercise will be significantly impacted upon by the methodology, form and consistency of public consultation across the four Councils.

On behalf of the Steering Committee I would like to acknowledge the pragmatic and financial assistance DPAC have provided to this exercise.

Please contact me on ☎ 0408 023 302 if you have any further queries.

Yours sincerely,

KERRY VINCENT
MAYOR

10. Notices of Motion

10.1 Boatel Development at the Triabunna Marina and Wharf Precinct

Author – Councillor Jenny Woods

A report is sought from the General Manager in accordance with Section 65 of the Local Government Act as to the future of the boatel development at the Triabunna Marina and Wharf Precinct. This information is required to be presented at a future meeting of Council.

Submissions in support of the motion:

- The boatel development has been an ongoing saga for some 11 years or more.
- Many in the community of Triabunna and Orford are questioning the future of the development and the ability of Council to complete the Triabunna Marina and Wharf Precinct until a final decision has been reached on the boatels.
- As it is at the moment, the proposed boatel development section of the Triabunna Marina Wharf Precinct is a distraction from what is an excellent tourist attraction and working wharf.

General Manager Comments:

The General Manager is aware that the proponents are in current negotiations as to the purchase of the land. He will write to Crown Lands and ask them to provide an update although this may be commercial in confidence.

Motion

Moved Cllr Jenny Woods, seconded Cllr that:

- The Glamorgan Spring Bay Council requests the General Manager to ask that Crown Land Services provide an update as to the future of the boatel development.

11. Motion Tracking Document

Last updated 22/09/2016

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
21 st January 2014	8.1	4/14	Motion from AGM	Council	Motion re GM reappointment carried 6 votes to 3. Cllr Crawford requested that Mayor Kent put this item on a Council workshop agenda after the 2015-16 budget is complete. Council needs to develop procedures. Discussions on this and a way forward agreed at February 23, 2016 Council Workshop. A policy to be developed.	In Progress
24 th June 2014	8.2	73/14 Motion lost	Real Time Streaming of Council Meetings via the Web	GM	Council workshop has been held on the implications and requirements of streaming Council meetings live. A report will be provided to Council for the October 2016 Council meeting – awaiting further information from third parties for report.	In Progress
25 th November	8.2	150/14	Solis	GM	The General Manager to affirm commitment to the project with all interested parties and progress negotiations with potential developers as relevant.	In Progress

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

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
24 th March	9.11	46/15	Council Properties for Sale	GM	EOI to close 24/3/2015. Report provided to Council 27/4/2015. Properties to be offered for sale through local real estate agencies due to all EOI being well under valuation. No recent offers. Waiting on an updated valuation for Inkerman Street. Has been found that the drainage pipes are not within the drainage easement and this was not taken into account with the original valuation.	In Progress
28 th April	9.4	55/15	Endorsement of Revised Tree Management Policy	MW	Item was deferred until policy can be discussed in a Council workshop. Policy has been reviewed and on September 2016 Agenda for endorsement.	In Progress
28 th April	9.5	56/15	Endorsement of Revised Cemetery Operation Policy	MW	Item was deferred until policy is re-written in its complete form, with clear intent and can be discussed in a Council workshop.	In Progress
27 th October	9.1	152/15	Section 137 – Notice of Intention to Sell Land	GM	Process according to Section 137 under way.	In Progress
8 th December	9.2	177/15	Signage	MRS	Council to form a working group with business owners and business groups, including the local chambers of commerce to consider alternative signage solutions – report to be provided to Council within 6 months. Proposal on working group endorsed by Council at Feb 16. Working Group has been formed and three meetings have taken place in 2016. Working towards compliance with the provisions of the Statewide signage code.	In Progress

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Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
23 rd February	9.3	30/16	Sale of Council Properties	GM	Process to commence according to Section 177/178 with amendment to advertising as per motion.	In Progress
23 rd February	9.6	33/16	Signage Working Group	MRS	See Item 9.2 from December 2015 OMC.	In Progress
22 nd March	9.2	45/16	Establishment of a Triabunna Recreation Ground Section 24 Special Committee of Council	GM	Council endorsed the establishment of this committee with Clr Steiner as the nominated Councillor representative. First meeting of the committee took place on 19 th September, 2016.	Complete
22 nd March	9.4	47/16	Honour Board for Australia Day Citizenship Award Recipients	GM	MCD to research Council records and organise the Honour Board to be placed in the Triabunna Council Offices.	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.	In Progress
23 rd August	8.1	112/16	Old Swansea Council Chambers & Courthouse	GM	ECCAI to manage until Old Swansea Council Chambers & Courthouse 30 June 2017.	In Progress
23 rd August	8.2	113/16	Eastcoast Regional Development Organisation (ERDO)	MCD	Grant approved by Council.	Complete
23 rd August	8.3	114/16	Ten Days on the Island Festival 2017 – Sites of Love and Neglect	MCD	Grant approved by Council.	Complete
23 rd August	8.4	115/16	Policy 3.1 Development Assistance - Parking in Lieu Payments	MRS	Revised policy endorsed by Council.	Complete
23 rd August	8.5	116/16	Policy 2.2 Waste Management	MW	Revised policy endorsed by Council.	Complete
23 rd August	8.6	117/16	Council's Banking Services	GM	Commenced process to move all Council's banking to Bendigo Bank Limited.	In Progress

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Recommendation:

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

12. Questions Without Notice

13. Confidential Items (Closed Session)

The Mayor will declare the meeting closed to the public in order to discuss one confidential item.

- *Under regulation 15 of the Local Government Act 1993, the meeting will be closed to the public according to the following regulations:*
 - Regulation 15 (2) (a) *personnel matters, including complaints against an employee of the council.*
 - Re-Appointment of the General Manager.

Recommendation

That Council moves into a closed session (Time).
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14. Close

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

CONFIRMED as a true and correct record.

Date:

Mayor Michael Kent AM