



ORDINARY COUNCIL MEETING MINUTES

TUESDAY 23 NOVEMBER 2021

2:00PM

Council Chambers, Triabunna

NOTICE OF MEETING

Notice is hereby given that the next ordinary meeting of the Glamorgan Spring Bay Council will be held at the Triabunna Council Offices on Tuesday, 23 November 2021, commencing at 2:00pm

QUALIFIED PERSON CERTIFICATION

I hereby certify that, in accordance with section 65 of the *Local Government Act 1993*, any advice, information and recommendations contained in the reports related to this agenda have been prepared by persons who have the qualifications or experience necessary to give such advice, information and recommendations.

Dated this Thursday 18 November 2021



Greg Ingham
GENERAL MANAGER

IMPORTANT INFORMATION

- As determined by Glamorgan Spring Bay Council in April 2017 all Ordinary and Special Meetings of Council are to be audio/visually recorded and streamed live.
- A recording of the meeting will be available via the link on the Glamorgan Spring Bay Council website following the meeting.

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

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1. OPENING OF MEETING

The Mayor welcomed Councillors and staff declared the meeting open at 2.06pm

1.1 Acknowledgement of Country

The Glamorgan Spring Bay Council acknowledges the Traditional Owners of our region and recognises their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

1.2 Present and Apologies

Present:

Mayor Robert Young
Clr Cheryl Arnol
Clr Keith Breheny
Clr Annie Browning
Clr Rob Churchill
Clr Michael Symons

Apologies:

Deputy Mayor Jenny Woods
Clr Grant Robinson

1.3 In Attendance

General Manager, Mr Greg Ingham
Executive Officer, Ms Jazmine Murray
Director Planning and Development, Mr Alex Woodward
Director Works and Infrastructure, Mr Peter Porch
Senior Planner, Mr James Bonner

1.4 Late Reports

Nil.

1.5 Declaration of Interest or Conflict

The Mayor requests Elected Members to indicate whether they have:

- 1. any interest (personally or via a close associate) as defined in s.49 of the Local Government Act 1993; or*
- 2. any conflict as described in Council's Code of Conduct for Councillors,*

in any item included in the Agenda.

Please note that Clr Keith Breheny declared an interest in item 7.1 (see clarification on page 49) and 8.6

2. CONFIRMATION OF MINUTES

2.1 Ordinary Meeting of Council – 26 October 2021

RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on Tuesday 26 October 2021 at 2:00pm be confirmed as a true and correct record.

DECISION 196/21

Moved Cllr Cheryl Arnol, seconded Cllr Michael Symons that the Minutes of the Ordinary Meeting of Council held on Tuesday 26 October 2021 at 2:00pm be confirmed as a true and correct record.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

2.2 Date and Purpose of Workshop/s Held

TUESDAY 9 NOVEMBER 2021

In accordance with the requirements of regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*, it is reported that a Council workshop was held from 1:30pm to 5:00pm on Tuesday 9 November 2021 at the Council Offices, Triabunna.

Present

Mayor Robert Young
Deputy Mayor Jenny Woods
Clr Cheryl Arnol
Clr Annie Browning
Clr Keith Breheny
Clr Rob Churchill
Clr Michael Symons

Apologies

Clr Grant Robinson

In Attendance

Mr Greg Ingham, General Manager
Mr Alex Woodward, Director Planning and Development
Mrs Elysse Blain, Director Corporate and Community
Mr Peter Porch, Director Works and Infrastructure

Guests

- Mr Ivan Dzelalija, State Grants Commission
- Mr David Hudson, Treasury Department
- Mr Dion Lester, Local Government Association of Tasmania CEO

Agenda

- State Grants Commission Presentation
- Planning Authority Presentation by Mr Dion Lester
- 2022-23 Financial Plan Consultation Processes

TUESDAY 16 NOVEMBER 2021

In accordance with the requirements of regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*, it is reported that a Council workshop was held from 1:30pm to 4:30pm on Tuesday 16 November 2021 at the Council Offices, Triabunna.

Present

Mayor Robert Young
Deputy Mayor Jenny Woods
Clr Cheryl Arnol
Clr Annie Browning
Clr Keith Breheny

Apologies

Clr Grant Robinson
Clr Michael Symons
Clr Rob Churchill

In Attendance

Mr Greg Ingham, General Manager
Mr Alex Woodward, Director Planning and Development
Mrs Elysse Blain, Director Corporate and Community
Mr Peter Porch, Director Works and Infrastructure
Mr James Bonner, Senior Planner

Guests

Nil.

Agenda

- DA 2021 / 282 - 1130 Dolphin Sands Road, Dolphin Sands
- Draft Councillor and Staff Interaction Policy
- Review of Local Government in Tasmania
- Australia Day Awards 2022
- Spencer Street/CentreCare Evolve

RECOMMENDATION

That Council notes the information.

DECISION 197/21

Moved Clr Annie Browning, seconded Clr Rob Churchill that Council notes the information.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Clr Cheryl Arnol, Clr Keith Breheny, Clr Annie Browning,
Clr Rob Churchill, Clr Michael Symons

Against: Nil

3. 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 (Meeting Procedures) 2015 questions on notice must be provided at least 7 days prior to the Ordinary Meeting of Council at which a member of the public would like a question answered.

3.1 Questions on Notice

Nil.

3.2 Question without Notice

Glamorgan Spring Bay Council will allow questions to be provided by written notice by 12 noon the day before the ordinary council meeting by either emailing general.manager@freycinet.tas.gov.au or alternatively left in the post box outside the Council Chambers located at 9 Melbourne Street, Triabunna.

Mr Westley Button

I refer to the general managers letter of 29th September in response to my previous question.

This letter states that " Council Officers are aware of the prior works and required an application to be submitted to council to ensure the application was assessed appropriately and appropriate conditions placed on the permit"

Q1. I am unable to find any conditions relating to the above can you please direct me to the page and item number that relates to the non approved earth works ?

Response from General Manager, Greg Ingham

Conditions were applied to ensure that the development must be undertaken in accordance with the approved plans and the information submitted to the application.

Q2. Was a second planning application received that included the non disclosed earthworks and if so please provide a copy of this document.

Response from General Manager, Greg Ingham

No further applications were received.

Mrs Jane Wing

Q1. As per Glamorgan Spring Bay Council's 21/22 Annual Plan could Council please confirm when a 'programme of community events' will be developed and published to the community.

Response from General Manager, Greg Ingham

As part of Glamorgan Spring Bay Council's continuous improvement journey, we have been working on a solution to share community events for many weeks. As there is no current contemporary framework strategy or prior program of events, we have been observing, researching and learning as we adopt best practice. We have broadly grouped activities into three main types, those repetitive on the Australian calendar, sporting / social activities that operate in the community, ad hoc events that come and go.

The program has been planned to create something that is community-oriented, user-friendly, engaging and cost effective intended to inform our community and visitors about all the exciting things that are happening in our area.

A web tool has been built for a program of community events that will allow for visitors to filter for activities by a date period, by a type of event or by a region. We anticipate this to be available within the fortnight. Hard copies will be available on request.

3.3 Responses to previous Questions on Notice taken on Notice – 26 October 2021

Ms Jen Hackett

- Q1. *Please state/provide the dollar value of the commercial, industrial, primary production and sports and recreation general rates per rate category as I have listed in this sentence and per GSBC rate regions budgeted for the 2022 financial year, in the same way/format as you provided me personally mid this year for the 2021 financial year agenda for the stated rate sectors per GSBC rate region.*

Response from General Manager, Greg Ingham

A table is provided in the Agenda attachments.

- Q2. *Please state the actual general rates (dollar value) for a residential property under the old AAR rating (i.e. for an individual residential property or per residential property) in Orford, Triabunna, Swansea, Coles Bay and Bicheno for the 2020 and 2021 financial year, plus provide a table of the budgeted 2022 financial year rates under the new AAV rating plus the projected/budgeted rates for the next 5 years for residential properties under the new AAV rating, with an AAV (or adjusted AAV) of \$10K, \$20K, \$30K, \$40K, and \$50K.*

Response from General Manager, Greg Ingham

A table is provided in the Agenda attachments.

3.4 Responses to previous Questions without Notice taken on Notice – 26 October 2021

Mr John Heck & Mr John Read

Q1. *DEAR SIR, MAYOR/ROBERT The Spring Bay Education Group requests of Council as the title holders of the vacant lots below the Four Pines, Faith Hope Charity & Kathleen to permit a Competitive Development Application of the Open Space below the unformed Spencer Street between Robert & Selwyn Streets atop Howells Hill. This competitive proposal we believe will be of greater long term social and commercial benefit more acceptable to near neighbours and Triabunna Community.*

The site for tax purposes to be adhered to existing permanent public recreational area between Ryan & Howells Place as per Sealed Plan127269 to include Look Out, Vehicle Parking, Low Maintenance Endemic Contemplative Gardens with Secluded and Gossip Vandal Resistant Seating & Recreational Open Space.

The wheelchair accessible Look Out constructed to resemble the Tri Pots of our Whaling History with near Vehicle Parking. Spenser Street to be one way single lane traffic from Robert exiting into Selwyn Street suited to the steepness and protection of the Pine Trees. The materials from the road cut to be used to partly form the parking area and Sandstone Battered Base of the Look Out.

Council must be aware the Proposed Discretionary Unit development has so little Local Support. Please permit the opportunity and time to again unite the Community Groups of Spring Bay to Highlight our Town to provide this long recognised need, a Town Look Out with interpretive directional signage of locations of sites of interest, our areas of Indigenous and European Social & Commercial History to bring visitors into the Town Centre providing opportunities in staying longer.

Howells Hill properly developed we believe will be of far greater financial and social benefit than the of the unpopular Unit Development. Howells Hilltop is the High Way Grab needed to assist the Gate House be the success it is not and bring Travellers into our Town Centre.

The total number of lots are not needed, the serviced lots on Selwyn Street except the top corner block and possibly another could provide a near immediate return to Council.

Response from General Manager, Greg Ingham

At the July 2020 meeting, Council resolved to authorise the Acting General Manager, to develop a contract to transfer lots 62-72/55156 and 98/55156 to Centacare Evolve Housing for the approved development in return for development of lots 25-28/55156 into fully serviced (power, water and sewer) lots with road access in Spencer Street formed to a standard acceptable by Council's engineer, from the Boyle Street intersection past the access to lot 28. It was also a condition that the transfer of ownership being subject to the Development Application for the community housing units being approved. The Development Application has now been approved and final discussions are being held regarding the transfer of the title.

The proposal raised by Mr Heck or any other party has not been considered as the existing resolution is in place. To consider any alternative proposals a motion to overturn the July 2020 decision would need to be passed by an absolute majority. To change the decision this far along the process poses significant risks to Council and could result in litigation against Council. The final contract is currently being developed and is due for imminent execution.

4. PLANNING AUTHORITY SECTION

Under Regulation 25 of Local Government (Meeting Procedures) Regulations 2015 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 4 of the Agenda.

RECOMMENDATION

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

DECISION 198/21

Moved Cllr Cheryl Arnol, seconded Cllr Michael Symons that Council now acts as a Planning Authority at 2.12pm

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

4.1 Development Application 2021/282 - 1130 Dolphin Sands Road, Dolphin Sands - CT54666/175

Proposal	Demolition of existing building and construction of new dwelling to be used as visitor accommodation
Applicant	Honed Architecture and Design
Application Date	05 October 2021
Statutory Date	05 December 2021
Planning Instruments	Glamorgan Spring Bay Interim Planning Scheme 2015
Zone	PPZ3 - Dolphin Sands
Codes	6.0 Parking and Access, 7.0 Stormwater Management, 10.0 Biodiversity, 15.0 Inundation Prone Areas, 16.0 Coastal Erosion Hazards
Specific Area Plans	N/A
Use	Visitor Accommodation
Development	Discretionary
Discretions	7
Representations	5
Attachments	A – Application Documents B – Representations
Author	James Bonner, Senior Town Planner

Executive Summary

Planning approval is sought for the demolition of the existing building and construction of a single dwelling proposed to be used for visitor accommodation on land at 1130 Dolphin Sands Rd, Dolphin Sands.

The proposal was advertised for two weeks from 08 October to 22 October 2021. Five representations were received during the notification period.

This report assesses the proposal against the applicable standards for the relevant zones and codes listed above, and considers the issues raised in the representations. The Planning Authority must consider the planner's recommendation and the matters raised in the representations and make a final determination by 05 December 2021.

The recommendation is to approve the application as detailed at the end of this report.

PART ONE

1. Statutory Requirements

The Land Use Planning and Approvals Act 1993 (LUPAA) requires the planning authority to take all reasonable steps to ensure compliance with the planning scheme.

The planning scheme provides the overriding considerations for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

The initial assessment of this application identified where the proposal met the relevant Acceptable Solutions under the planning scheme, and where a discretion was triggered. This report addresses only the discretions and the representations and makes a final recommendation for the proposed development.

The Planning Authority must consider the report but is not bound to it. It may:

1. Adopt the recommendation
2. Vary the recommendation
3. Replace an approval with a refusal (or vice versa).

The Judicial Review Act 2000 and the Local Government (Meeting Procedures) Regulations 2015 require a full statement of reasons if an alternative decision to the recommendation is made.

2. Approving applications under the planning scheme

A Development Application must meet every relevant standard in the planning scheme to be approved. In most cases, the standards can be met in one of two ways:

1. By Acceptable Solution, or if it cannot do this,
2. By Performance Criteria.

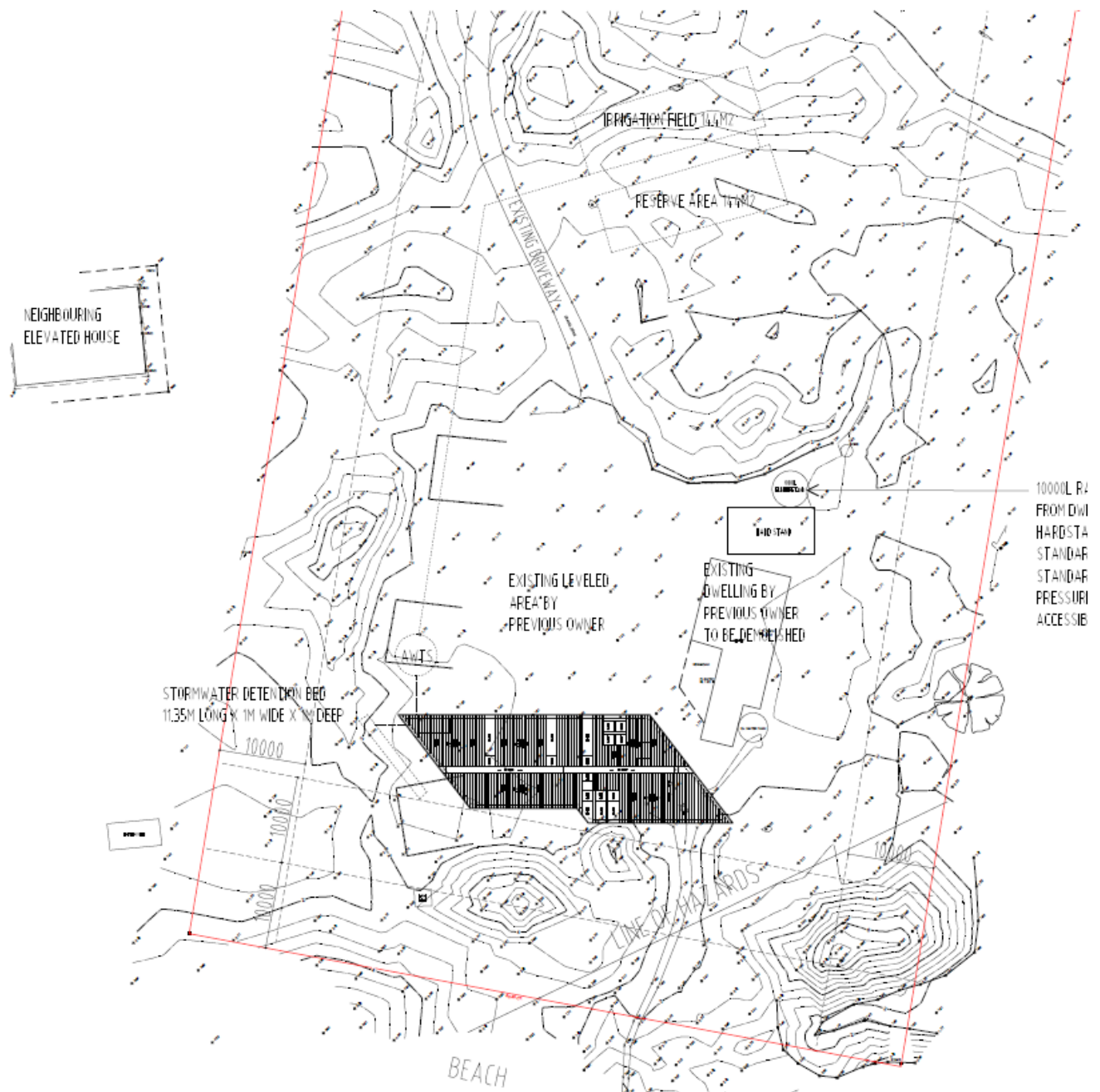
If a proposal meets an Acceptable Solution, it does not need to satisfy the Performance Criteria.

In assessing this application, the Planning Authority must exercise sound judgement to determine whether the proposal meets the relevant Performance Criterion and must consider the issues raised in the representations.

3. The Proposal

The proposal is for the demolition of the existing building and construction of a new 4-bedroom two storey dwelling to be used for visitor accommodation. The ground floor to contain a two-car garage, boat garage and storage areas with all habitable rooms located on the first floor. The area where the building is proposed to be located has been previously levelled and cleared of native vegetation.

Figure 1 – Extract of Site Plan



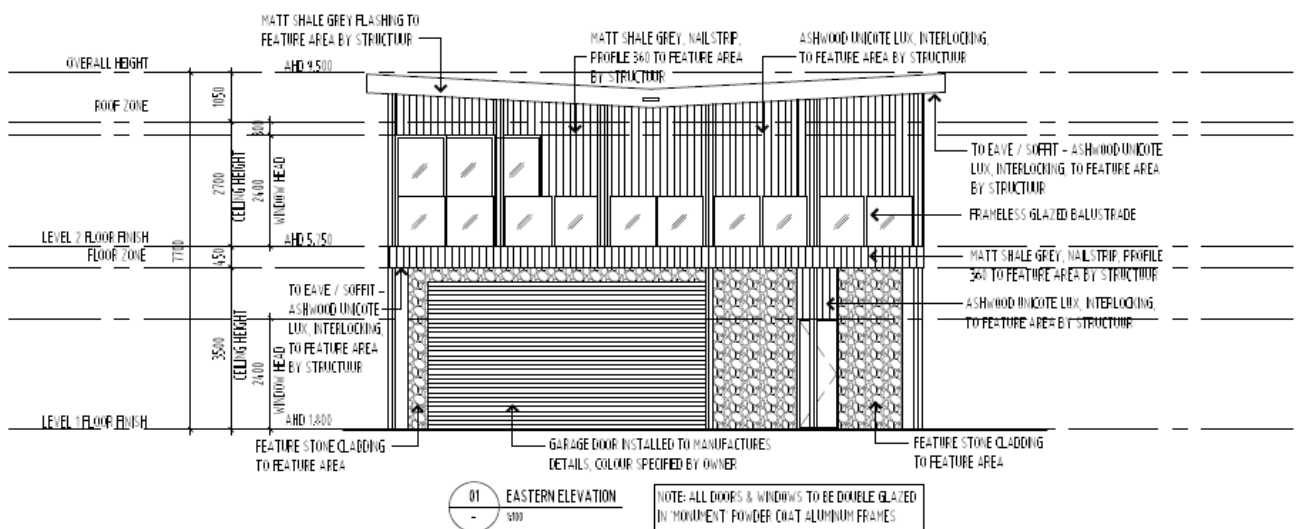
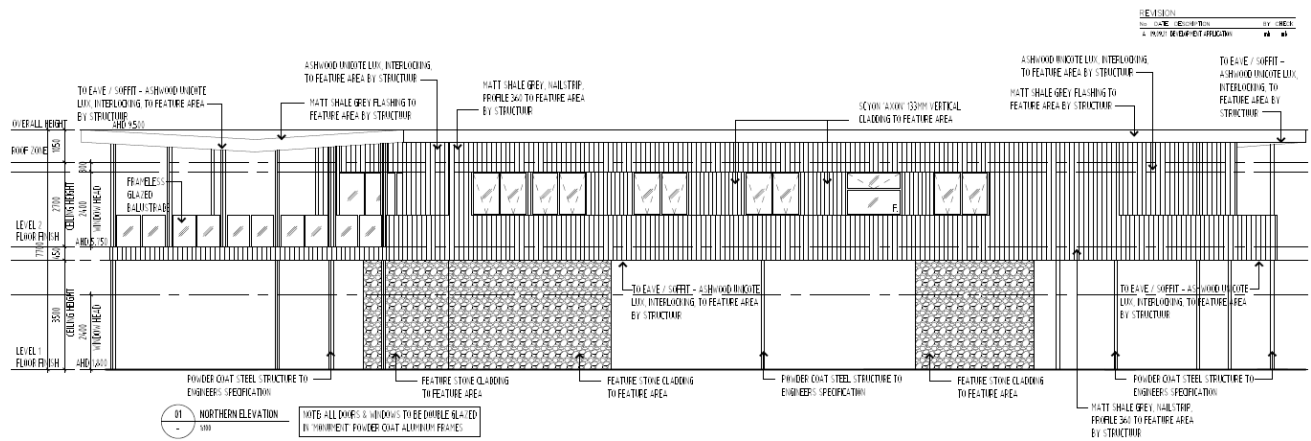




Figure 4 – 3D Image looking south from the driveway

4. Risk and implications

Approval or refusal of this application should have no direct financial risk for Council, in relation to planning matters, other than should an appeal against the Authority's decision be lodged or should the Planning Authority fail to determine the application within the statutory timeframe.

5. Background and past applications

The following planning permits were identified applying to the lot.

- DA2018/261 – Visitor accommodation comprising four tents and use of existing building for office, kitchen and guest gathering space.
- DA2014/72 – outbuilding. Not acted upon.

6. Site Description

The subject site is located on the southern side of Dolphin Sands Road. The site has been previously substantially cleared of native vegetation and levelled in the area where the dwelling is proposed. All existing structures are proposed to be removed.



Figure 5 - Site and locality



Figure 6 - Site

7. Planning Instruments

Glamorgan Spring Bay Interim Planning Scheme 2015

- D34.0 Particular Purpose Zone 3 – Dolphin Sands
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E10.0 Biodiversity Protection Code
- E15.0 Inundation Prone Areas Code
- E16.0 Coastal Erosion Hazard Code

8. Easements and Services

The subject site has access to reticulated electricity and there are currently no easements on title burdening the lot. Reticulated water and sewerage is not provided to the site.

9. Covenants

Nil

PART TWO

10. Meeting the Standards – via Acceptable Solution

The proposal has been assessed against the Acceptable Solutions provided in:

- D34.0 Particular Purpose Zone 3 – Dolphin Sands
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E10.0 Biodiversity Protection Code
- E15.0 Inundation Prone Areas Code
- E16.0 Coastal Erosion Hazard Code

All standards were met by Acceptable Solution excepting the seven discretions identified below. These have been assessed against the applicable performance criteria as detailed.

11. Meeting the Standards via Performance Criteria

The standards that were not met by Acceptable Solution will need to satisfy the relevant Performance Criteria to be approved. These are:

D34.0 Particular Purpose Zone 3 – Dolphin Sands

- 34.3.1 (P1) Visitor accommodation not within existing building
- 34.4.1 (P1) Building exceeding building height of 5m

E7.0 Stormwater Management Code

- E7.7.1 (P1) Onsite disposal of stormwater

E15.0 Inundation Prone Areas Code

- E15.7.3 (P1) Floor level of habitable building
- E15.7.5 (P1) Solid walls greater than 5m in length
- E15.7.5 (P3) Onsite wastewater disposal

E16.0 Coastal Erosion Hazard Code

- E16.7.1 (P1) Building within Coastal Erosion Hazard area

The Planning Authority must consider the representations and the Performance Criteria and make a determination on the application by 05 December 2021.

PART THREE

12. Assessing the Proposal against the Performance Criteria

D34.0 Particular Purpose Zone 3 – Dolphin Sands

34.3 Use Standards

Performance Criteria	Planner's response
Clause D34.3.2 Visitor Accommodation	<p>The acceptable solution for this standard requires visitor accommodation to be accommodated within an existing building. The visitor accommodation will be within the proposed dwelling and therefore it is reliant on the performance criteria (P1), as outlined below.</p>
<p>P1</p> <p><i>Visitor accommodation must satisfy all of the following:</i></p> <p>(a) <i>be accommodated in one building;</i></p> <p>(b) <i>not adversely impact residential amenity and privacy of adjoining properties;</i></p> <p>(c) <i>provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</i></p> <p>(d) <i>not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.</i></p>	<p>The visitor accommodation will be accommodated within one building. It will not adversely impact on residential amenity and privacy due to the building being located approximately 50m from the adjoining dwelling and the building orientating living areas and the main deck towards the south facing away from the adjoining dwelling located at No.1120.</p> <p>There is adequate space for carparking and the volume of traffic will not affect the safety and efficiency of the road network.</p> <p>The proposal satisfies the performance criteria.</p>
Clause D34.4.1 Building Height	<p>The acceptable solution for this standard requires the building height from natural ground level to be no more than 5m. The building exceeds this height, therefore the proposal is reliant on the performance criteria (P1), as outlined below.</p>
<p>P1</p> <p>Building height must:</p> <p>(a) be unobtrusive within the surrounding landscape;</p> <p>(b) be consistent with the surrounding pattern of development;</p> <p>(c) not unreasonably impact on the amenity of adjoining lots from overshadowing, overlooking or visual bulk.</p>	<p>The building has a height of 7.7m with an overall height above sea level of 9.5m Australian Height Datum (AHD) (1.8m AHD ground level + 7.7m building height = 9.5m AHD). This overall height is consistent with the surrounding pattern of development as indicated below.</p> <p>The height above sea level has been used as this gives a good indication of how the building sits within the surrounding landscape and whether it is obtrusive or not. The building is not obtrusive within the surrounding landscape when considered in the context of the nearby dwellings to the east and west which have a similar height above sea level. This is evident when the landscape is viewed from the top of the frontal dune as indicated in the photos below. The dwelling will sit at a similar height above sea level as the adjoining dwelling located at No.1120. While the building height is greater than most of these dwellings, they have all been located on a higher elevation than the subject dwelling resulting in a consistent surrounding pattern of development with heights above sea level of 9-11m AHD.</p>

Performance Criteria	Planner's response
	<p>The dwelling will not have an unreasonable impact on the amenity of adjoining lots as it will not overshadow or overlook adjoining lots as the building is located towards the boundary with the foreshore. The visual bulk of the building is mitigated by the ground floor being substantially open with gaps provided between solid sections. The proposal satisfies the performance criteria.</p> <p>The examples below are of dwellings located in the immediate vicinity either side of the proposal.</p> <p>No. 1094 – dwelling 6.1m, overall height approximately 9.1m AHD</p> <p>No. 1110 – dwelling 7.5m, overall height approximately 10-11m AHD</p> <p>No. 1120 – dwelling 4.6m, overall height 9.62m AHD</p> <p>No. 1148 – dwelling 4m, overall height 8m AHD</p> <p>No. 1158 – dwelling 4.2m, overall height 11.6m AHD</p> <p>N. 1172 – dwelling 6.5m, overall height 9.5m AHD.</p>



Figure 7 - Adjoining sites. Source List Map



Figure 8 - Looking east from site towards No. 1120 and No.1110 in the background



Figure 9 - Looking west from frontal dune



Figure 10 - Looking east from frontal dune

E7.0 Stormwater Management Code

E7.7 Development Standards

Performance Criteria	Planner's response
Clause E7.7.1	The acceptable solution (A1) is that stormwater from impervious surfaces must be disposed of by gravity to public stormwater infrastructure. Stormwater is proposed to be disposed of on-site and therefore the proposal is reliant on the performance criteria (P1), as outlined below.
P1 Stormwater from new impervious surfaces must be managed by any of the following: (a) <i>disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles</i> (b) <i>collected for re-use on the site;</i> (c) <i>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.</i>	Details have been provided that stormwater will be captured and disposed to absorption trenches with the assessment having regard to the site and system design. It is noted that as there is no reticulated water, stormwater is also captured in rainwater tanks for reuse prior to disposal to the absorption trenches. The proposal satisfies the performance criteria.

E15.0 Inundation Prone Areas Code

E15.7 Development Standards for Buildings and Works

Performance Criteria	Planner's response
Clause E15.7.3	The acceptable solution (A1) is that a new habitable building must have a floor area no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1, which for Dolphin Sands is 2.3m AHD. The building has a floor area below 2.3m AHD and therefore the proposal is reliant on the performance criteria (P1), as outlined below.
P1 A new habitable building must satisfy all of the following: (a) risk to users of the site, adjoining or nearby land is acceptable;	All habitable rooms are located on the first floor which is above 2.3m AHD with only the garage and two storage areas located on the ground floor. The application is supported by a report by a geotechnical engineering consultant that assessed the risk posed by inundation. The report found that subject to recommendations contained within the report concerning the location of habitable rooms and foundations the risk was assessed to be low and

<p>(b) risk to adjoining or nearby property or public infrastructure is acceptable;</p> <p>(c) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods;</p> <p>(d) need for future remediation works is minimised;</p> <p>(e) access to the site will not be lost or substantially compromised by expected future sea level rise either on or off-site;</p> <p>(f) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.</p>	<p>acceptable. Access to the site will not be lost or substantially compromised due to future sea level rise.</p> <p>The proposal satisfies the performance criteria.</p>
Clause E15.7.5	<p>The acceptable solution (A1) is that for solid walls greater than 5m in length and 0.5m in height there is no acceptable solution. The building has walls greater than 5m in length and 0.5m in height and therefore the proposal is reliant on the performance criteria (P1), as outlined below.</p>
<p>P1</p> <p>Landfill, or solid walls greater than 5 m in length and 0.5 m in height, must satisfy all of the following:</p> <p>(a) no adverse affect on flood flow over other property through displacement of overland flows;</p> <p>(b) the rate of stormwater discharge from the property must not increase;</p> <p>(c) stormwater quality must not be reduced from pre-development levels.</p>	<p>The ground floor has a solid wall at either end however it is substantially open through the length of the building. These large openings will reduce any displacement of overland flows so as not to have an adverse effect on flood flow. The rate of stormwater discharge and quality from the property will not increase as stormwater is being captured for reuse and any excess discharged to absorption trenches.</p> <p>The proposal satisfies the performance criteria.</p>
Clause E15.7.5	<p>The acceptable solution (A3) is that land application for wastewater must have a horizontal separation from the high water mark of no less than 100m and a vertical separation from the water table of no less than 1.5m. The proposal does not meet this criteria and therefore the proposal is reliant on the performance criteria (P3), as outlined below.</p>
<p>P3</p> <p>A land application area for onsite wastewater management must satisfy all of the following:</p>	<p>The wastewater report submitted has proposed an Aerated Wastewater Treatment System (AWTS) with subsurface irrigation. The report has identified that the system is a secondary treatment system and is capable of</p>

<p>(a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must satisfy all of the following:</p> <p><i>(i) be no less than 15 m,</i></p> <p>(ii) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system,</p> <p>(iii) the average gradient is no more than 16 degrees;</p> <p>(b) vertical separation distance from the water table must satisfy all of the following:</p> <p>(i) be no less than 0.6 m, (whether 'in ground' or by use of a raised bed),</p> <p>(ii) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system.</p>	<p>meeting the performance requirements. Detail of the system to be provided at the building approval stage.</p> <p>The proposal satisfies the performance criteria.</p>
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E16.0 Coastal Erosion Hazard Code

E16.7 Development Standards

Performance Criteria	Planner's response
Clause E16.7.1	There is acceptable solution for development within the Coastal Erosion Hazard Area and therefore the proposal is reliant on the performance criteria (P1), as outlined below.
<p>P1</p> <p>Buildings and works must satisfy all of the following:</p> <p>(a) not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;</p> <p>(b) erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works;</p>	<p>The application is supported by an erosion hazard assessment by a geotechnical engineering consultant which considered that subject to the recommendations in the report regarding depth of footings the risk presented by coastal erosion is low and acceptable.</p> <p>The development does not involve removal of any dune material as the land where the building is proposed is already levelled. Thereby important natural features are adequately protected, works are not on an actively mobile landform, and access to the site will not be lost or compromised by expected future erosion.</p> <p>The proposal satisfies the performance criteria.</p>

<p>(c) erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;</p> <p>(d) need for future remediation works is minimised;</p> <p>(e) health and safety of people is not placed at risk;</p> <p>(f) important natural features are adequately protected;</p> <p>(g) public foreshore access is not obstructed where the managing public authority requires it to continue to exist;</p> <p>(h) access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;</p> <p>(i) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;</p> <p>(j) not be located on an actively mobile landform</p>	
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13. Referrals

The application was not required to be referred.

14. Representations

The proposal was advertised for two weeks from 8 October to 22 October 2021 and 5 representations objecting to the proposal were received. A summary of the representations received and response is provided in the table below. The complete de-identified representations are included in the attachments.

Representation 1 points	Response
Building exceeds the 5m height limit, the claim the land was previously lowered is incorrect. The building has been positioned to take advantage of the previously bulldozed foredune to obtain beach views.	The building is considered to meet the performance criteria as the building has a height of 7.7m with an overall height of 9.5m AHD (1.8m AHD ground level + 7.7m building height = 9.5m AHD). This overall height is consistent with the surrounding pattern of development as evidenced when viewed from the frontal dune. The building is not obtrusive when considered in

	the context of the surrounding development which has a similar height above sea level. The dwelling will not unreasonably impact on the amenity of adjoining lots as it will not overshadow or overlook adjoining lots. The visual bulk is not unreasonable and is mitigated by the ground floor being substantially open in parts along its length.
Representation 2	Response
The height of the building is excessive and the setback from the southern boundary (foreshore) is not in keeping with the surrounding houses.	Building height addressed above. The setback from the foreshore meets the acceptable solution of 20m.
Representation 3	Response
There were never any sand banks where the building is to be located. Levelling may have occurred but no excavation or reduction in height. Building is out of character with the immediate area, height and bulk disproportionate and proximity to the beach is unreasonable.	See response to representation 1 and 2 above.
Representation 4	Response
The area where the building is proposed is subject to erosion and has the potential to destabilise the surrounding dunes, pose a flood risk to neighbours and impact the sustainability of the natural groundwater supply.	The geotechnical report assessed the risk posed by coastal erosion and inundation. The report found that subject to complying with the recommendations the risk was assessed to be low and acceptable. The dwelling is to be located on existing levelled ground and the frontal dune is not being impacted.
The proposed residence is taking advantage of illegally excavated frontal dunes. The beach access has been lowered and widened. They should be closing off and rehabilitating the frontal dunes to be at least as high as the surrounding dunes.	The previously excavated frontal dune is not relevant to the current application and no works are proposed to the dune.
The location of the residence is not in keeping with the setback of the nearest neighbours. Inadequate setback from the beach impacts amenity of those on the beach and of neighbouring properties.	The setback from the foreshore meets the acceptable solution of 20m.
The coastline recession analysis is not substantial enough. The analysis is inconsistent with an analysis used for another property in the locality. The analysis fails to address what effect the already removed section of frontal dune will have on accelerated inundation.	The assessment specific to the site and was undertaken by a geotechnical engineer who assessed that the coastal erosion risk was low and acceptable.
The bulk of the residence is far more than surrounding buildings and will detrimentally impact on 1120 Dolphin Sands Rd which would overlook it.	The bulk of the dwelling is considered to be acceptable and would not present an unreasonable visual impact to the adjoining dwelling. See representation 1 response above.

The applicant has failed to give accurate details on visibility from the beach, neighbouring properties and residences and has only made assumptions as to the appearance from Dolphin Sands Rd. This directly impacts on amenity, both overlooking and natural landscape. This is underlined in the zone purpose statement to ensure that use or development has minimal disturbance to the natural and visual amenity of the area.	The dwelling will be visible from nearby dwellings which is no different to the current pattern of development where dwellings can be seen in either direction when standing on the top of the frontal dune. Considering the height of the frontal dune it is unlikely the dwelling will be visible from the beach even taking into consideration the gap in the dune.
None of the proposed residence should be visible from the beach. Zone regulation 34.4.2 requires setback compatible with prevailing setbacks on nearby lots. 34.4.2 requires regard to amenity of adjoining lots and the visual impact of buildings when viewed in the landscape and from the foreshore.	As the building meets the setback of 20m to the beach the P3 does not apply and cannot be considered.
The height of the building exceeds the 5.0m maximum limit stipulated under 34.4.1. The building fails to satisfy 34.4.1 P1 as it is very obtrusive, is not consistent with the surrounding pattern of development and unreasonably impacts the visual amenity of the neighbouring lots, in particular 1120 to the west, through its height and bulk.	See response to Representation 1 above.
The ceiling heights of 2.7m and 3.5m are out of character with the area.	Ceiling heights in of themselves are not a consideration.
The capacity of the dwelling at 6 persons is too large for safe ongoing operation of the wastewater system. The water use calculations are too low and the anticipated higher water use will put a strain on the wastewater system.	A wastewater assessment has been provided concluding that an AWTs with subsurface irrigation is suitable for the site. Details will be assessed at the building approval stage.
The number of bedrooms should be reduced to two to reduce the impact on the dunes from people walking over them.	This is not something that can be considered under the planning scheme assessment.
Amenity is not being preserved for neighbouring residents. Including views of nature across dunes undisturbed by man-made obstacles or structures. Complete absence of streetlights and light from other dwellings. The elevation of the proposed dwelling will allow light to enter the coastal reserve. Bore water may be impacted by the volume and content of waste generated by 6 person dwelling. Natural flow of dunes without visible dwellings.	As discussed in the response to representation 1, man-made structures and lights are visible when looking across the dunes and from other dwellings. Bore water is not something that can be considered under the planning scheme assessment
Representation 5	Response
Building height over 5m, impossible to tell the impact the height will have on amenity from the southern boundary as no	See response to Representation 1.

measurements or impressions presented. The amenity from 1120 Dolphins Sand Rd will be ruined by the size of the building.	
More detail is required about the previous levelling. The author of the applicants report has made too many guesses and a comparison of land heights for at least the two neighbouring properties on either side would be useful in determining natural ground levels.	See response to Representation 1.
The quantities of water usage seem very low. Our household uses over double that amount and we are conscious of saving water. Overloading the wastewater system may result in immediate risk to public health form surface ponding and seepage.	A wastewater assessment has been provided concluding that an AWTS with subsurface irrigation is suitable for the site. Details will be assessed at the building approval stage.

15. Conclusion

The assessment of the application taken in association with the representations received has identified that the proposal is able to satisfy the relevant provisions of the Glamorgan Spring Bay Interim Planning Scheme 2015 and therefore the application is recommended to be approved.

16. Recommendation

That:

Pursuant to Section 57 of the Land Use Planning and Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, Development Application 2021 / 282, at 1130 Dolphin Sands Road, Dolphin Sands (CT54666/175) for the construction of a dwelling to be used for visitor accommodation be approved with the following conditions:

1. Use and development must be substantially in accordance with the endorsed plans and documents unless modified by a condition of this permit.
Advice: any changes may either be deemed as substantially in accordance with the permit or may first require a formal amendment to this permit or a new permit to be issued.
2. Plans submitted for building approval must include a Soil and Water Management Plan (SWMP) and this must be implemented to ensure soil and sediment does not leave the site during the construction process.
Advice: a series of Fact Sheets on [Soil and Water Management on Building Sites](#) and how to develop a SWMP is available on the Environment Protection Authority website.
3. All external surfaces must be finished using colours with a light reflectance value not greater than 40 percent and must be natural colours such as black, grey, brown and green.
4. Advertising signage for the visitor accommodation is to be limited to a maximum of one sign no greater than 0.2m² in size and located within the property boundary. No additional signs are to be displayed without separate approval.

5. To the satisfaction of Council's General Manager, the internal driveway and areas set aside for vehicle parking and turning must be designed, constructed and maintained to a durable all-weather surface to avoid:
 - a) dust or mud generation
 - b) erosion
 - c) sediment transfer off site.
6. Through the construction process to the satisfaction of Council's General Manager, and unless otherwise noted on the endorsed plans or approved in writing by Council's General Manager, the developer must:
 - a) ensure soil, building waste and debris does not leave the site other than in an orderly fashion and disposed of at an approved facility;
 - b) not burn debris or waste on site;
 - c) ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage;
 - d) pay the costs associated with any alteration, extension, reinstatement and repair or cleaning of Council infrastructure or public land.
7. 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.
 Advice: Builders waste, other than of a quantity and size able to be enclosed within a standard 140-litre mobile garbage bin, will not be accepted at Council's Waste Management Centres. All asbestos-based waste must be disposed of in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC: 2002(1988). No material containing asbestos may be dumped at Council's Waste Management Centres.
8. Stormwater drainage must be retained onsite 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 2016.

The following advice is provided for information and assistance only

- a. Please read all conditions of this permit and contact the planner for clarification if required.
- b. All costs associated with acting on this permit are borne by the person(s) acting on it.
- c. Further and separate approval or consent may be required for the following:
 - i. Building and plumbing approval from Council under the *Building Act 2016*
 - ii. Certificate of certifiable work for Water and sewerage from TasWater under the *Water and Sewerage Industry Act 2008*
- d. The permit does not take effect until 15 days after the date it was served on you the applicant and the representor provided no appeal is lodged, as provided by s.53 of the *Land Use Planning and Approvals Act 1993*.
- e. This permit is valid for two years from the date of approval and shall lapse unless it has been substantially commenced to the satisfaction of Council's General Manager, or otherwise extended by written consent.
- f. The permit and conditions on it are based on the information submitted in the endorsed plans and documents. The Planning Authority is not responsible or liable for any errors or omissions. I encourage you to engage a land surveyor to accurately set out the location of buildings and works.
- g. The native vegetation approved for removal is limited to that necessary for the construction of buildings and works, the connection of services, vehicular access and the implementation of the Bushfire Hazard Management Plan. Clearing or adversely impacting other native vegetation on the property at any stage in the future may

require a separate planning permit and advice should be sought from the Glamorgan Spring Bay Council prior to commencing any additional works.

- h. Modification of native vegetation for bushfire hazard management or firebreaks should involve slashing rather than removal thereby minimising soil disturbance and the potential for soil erosion and weed invasion.
- i. The issue of this permit does not ensure compliance with the provisions of the Tasmanian *Threatened Species Protection Act 1995* or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industry, Parks, Water and Environment or the Commonwealth Minister for a permit.
- j. To minimise the spread of weeds and plant diseases through the site and region it is recommended that
 - i. Construction vehicles and equipment be washed or shaken down to remove soil prior to entering or leaving either the construction site of the transport depot
 - ii. Any gravel and earth products introduced to the site should be obtained from certified weed-free and disease-free sources.
- k. The granting of this permit takes in no account of any civil covenants applicable to the land. The developer should make their own enquiries as to whether the proposed development is restricted or prohibited by any such covenant and what consequences may apply.
- l. In the event that any suspected Aboriginal cultural material is inadvertently encountered during surface or sub surface disturbance, please consult the Unanticipated Discovery Plan at <http://www.aboriginalheritage.tas.gov.au/Documents/UDP.pdf>

DECISION 199/21

Moved Cllr Rob Churchill, seconded Cllr Annie Browning that:

Pursuant to Section 57 of the Land Use Planning and Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, Development Application 2021/282, at 1130 Dolphin Sands Road, Dolphin Sands (CT54666/175) for the construction of a dwelling to be used for visitor accommodation be refused for the following reason:

1. At 7.7 metres high and a floor area of just under 300 square metres this building would have unreasonable impact on adjoining lots from visual bulk and be obtrusive within the surrounding landscape.

THE MOTION WAS PUT AND LOST 3/3

For: Cllr Annie Browning, Cllr Keith Breheny, Cllr Rob Churchill

Against: Cllr Cheryl Arnol, Cllr Michael Symons

Abstention: Mayor Robert Young

Cllr Cheryl Arnol raised a point of order in relation to Mayor Robert Young as the discussion was not appropriate.

Mayor Robert Young ruled against Cllr Cheryl Arnol's point of order as the matter he raised was by way of illustration, not by way of emotion.

DECISION 200/21

Moved Cllr Cheryl Arnol, seconded Cllr Michael Symons that:

Pursuant to Section 57 of the Land Use Planning and Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, Development Application 2021 / 282, at RA1130 Dolphin Sands Road, Dolphin Sands (CT54666/175) for the construction of a dwelling to be used for visitor accommodation be approved with the following conditions:

1. Use and development must be substantially in accordance with the endorsed plans and documents unless modified by a condition of this permit.
Advice: any changes may either be deemed as substantially in accordance with the permit or may first require a formal amendment to this permit or a new permit to be issued.
2. Plans submitted for building approval must include a Soil and Water Management Plan (SWMP) and this must be implemented to ensure soil and sediment does not leave the site during the construction process.
Advice: a series of Fact Sheets on [Soil and Water Management on Building Sites](#) and how to develop a SWMP is available on the Environment Protection Authority website.
3. All external surfaces must be finished using colours with a light reflectance value not greater than 40 percent and must be natural colours such as black, grey, brown and green.
4. Advertising signage for the visitor accommodation is to be limited to a maximum of one sign no greater than 0.2m² in size and located within the property boundary. No additional signs are to be displayed without separate approval.
5. To the satisfaction of Council's General Manager, the internal driveway and areas set aside for vehicle parking and turning must be designed, constructed and maintained to a durable all-weather surface to avoid:
 - a) dust or mud generation
 - b) erosion
 - c) sediment transfer off site.
6. Through the construction process to the satisfaction of Council's General Manager, and unless otherwise noted on the endorsed plans or approved in writing by Council's General Manager, the developer must:
 - a) ensure soil, building waste and debris does not leave the site other than in an orderly fashion and disposed of at an approved facility;
 - b) not burn debris or waste on site;
 - c) ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage;
 - d) pay the costs associated with any alteration, extension, reinstatement and repair or cleaning of Council infrastructure or public land.
7. 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.
Advice: Builders waste, other than of a quantity and size able to be enclosed within a standard 140-litre mobile garbage bin, will not be accepted at Council's Waste Management Centres. All asbestos-based waste must be disposed of in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC: 2002(1988). No material containing asbestos may be dumped at Council's Waste Management Centres.
8. Stormwater drainage must be retained onsite 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 2016.

The following advice is provided for information and assistance only

- a. Please read all conditions of this permit and contact the planner for clarification if required.
- b. All costs associated with acting on this permit are borne by the person(s) acting on it.
- c. Further and separate approval or consent may be required for the following:
 - i. Building and plumbing approval from Council under the *Building Act 2016*
 - ii. Certificate of certifiable work for Water and sewerage from TasWater under the *Water and Sewerage Industry Act 2008*
- d. The permit does not take effect until 15 days after the date it was served on you the applicant and the representor provided no appeal is lodged, as provided by s.53 of the *Land Use Planning and Approvals Act 1993*.
- e. This permit is valid for two years from the date of approval and shall lapse unless it has been substantially commenced to the satisfaction of Council's General Manager, or otherwise extended by written consent.
- f. The permit and conditions on it are based on the information submitted in the endorsed plans and documents. The Planning Authority is not responsible or liable for any errors or omissions. I encourage you to engage a land surveyor to accurately set out the location of buildings and works.
- g. The native vegetation approved for removal is limited to that necessary for the construction of buildings and works, the connection of services, vehicular access and the implementation of the Bushfire Hazard Management Plan. Clearing or adversely impacting other native vegetation on the property at any stage in the future may require a separate planning permit and advice should be sought from the Glamorgan Spring Bay Council prior to commencing any additional works.
- h. Modification of native vegetation for bushfire hazard management or firebreaks should involve slashing rather than removal thereby minimising soil disturbance and the potential for soil erosion and weed invasion.
- i. The issue of this permit does not ensure compliance with the provisions of the Tasmanian *Threatened Species Protection Act 1995* or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industry, Parks, Water and Environment or the Commonwealth Minister for a permit.
- j. To minimise the spread of weeds and plant diseases through the site and region it is recommended that
 - i. Construction vehicles and equipment be washed or shaken down to remove soil prior to entering or leaving either the construction site or the transport depot
 - ii. Any gravel and earth products introduced to the site should be obtained from certified weed-free and disease-free sources.
- k. The granting of this permit takes in no account of any civil covenants applicable to the land. The developer should make their own enquiries as to whether the proposed development is restricted or prohibited by any such covenant and what consequences may apply.
- l. In the event that any suspected Aboriginal cultural material is inadvertently encountered during surface or sub surface disturbance, please consult the Unanticipated Discovery Plan at <http://www.aboriginalheritage.tas.gov.au/Documents/UDP.pdf>

DECISION 201/21

A **PROCEDURAL** motion was put:

Moved Cllr Cheryl Arnol, seconded Cllr Keith Breheny that the motion be now put.

THE MOTION WAS PUT AND CARRIED 5/1

For: Cllr Cheryl Arnol, Cllr Annie Browning, Cllr Keith Breheny, Cllr Rob Churchill
Cllr Michael Symons

Against: Mayor Robert Young

DECISION 202/21

THE MOTION WAS PUT AND LOST 3/3

For: Cllr Cheryl Arnol, Cllr Michael Symons, Cllr Keith Breheny

Against: Cllr Rob Churchill, Cllr Annie Browning, Mayor Robert Young

The Mayor adjourned the meeting at 3.49 pm to enable the General Manager to source additional information in relation to the lost motions and process now to be followed when acting as a planning authority. The Mayor declared the meeting would reconvene at 4.15pm.

Meeting reconvened at 4.19pm.

DECISION 203/21

Moved Cllr Michael Symons, seconded Cllr Keith Breheny that:

Pursuant to Section 57 of the Land Use Planning and Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, Development Application 2021 / 282, at RA1130 Dolphin Sands Road, Dolphin Sands (CT54666/175) for the construction of a dwelling to be used for visitor accommodation be approved with the following conditions:

1. Use and development must be substantially in accordance with the endorsed plans and documents unless modified by a condition of this permit.
Advice: any changes may either be deemed as substantially in accordance with the permit or may first require a formal amendment to this permit or a new permit to be issued.
2. Plans submitted for building approval must include a Soil and Water Management Plan (SWMP) and this must be implemented to ensure soil and sediment does not leave the site during the construction process.
Advice: a series of Fact Sheets on [Soil and Water Management on Building Sites](#) and how to develop a SWMP is available on the Environment Protection Authority website.
3. All external surfaces must be finished using colours with a light reflectance value not greater than 40 percent and must be natural colours such as black, grey, brown and green.
4. Advertising signage for the visitor accommodation is to be limited to a maximum of one sign no greater than 0.2m² in size and located within the property boundary. No additional signs are to be displayed without separate approval.
5. To the satisfaction of Council's General Manager, the internal driveway and areas set aside for vehicle parking and turning must be designed, constructed and maintained to a durable all-weather surface to avoid:
 - a) dust or mud generation
 - b) erosion
 - c) sediment transfer off site.
6. Through the construction process to the satisfaction of Council's General Manager, and unless otherwise noted on the endorsed plans or approved in writing by Council's General Manager, the developer must:
 - a) ensure soil, building waste and debris does not leave the site other than in an orderly fashion and disposed of at an approved facility;
 - b) not burn debris or waste on site;
 - c) ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage;
 - d) pay the costs associated with any alteration, extension, reinstatement and repair or cleaning of Council infrastructure or public land.
7. 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.
Advice: Builders waste, other than of a quantity and size able to be enclosed within a standard 140-litre mobile garbage bin, will not be accepted at Council's Waste Management Centres. All asbestos-based waste must be disposed of in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC: 2002(1988). No material containing asbestos may be dumped at Council's Waste Management Centres.
8. Stormwater drainage must be retained onsite 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 2016.

9. That the AHD not exceed 8.9 metres.

The following advice is provided for information and assistance only

- a. Please read all conditions of this permit and contact the planner for clarification if required.
- b. All costs associated with acting on this permit are borne by the person(s) acting on it.
- c. Further and separate approval or consent may be required for the following:
 - i. Building and plumbing approval from Council under the *Building Act 2016*
 - ii. Certificate of certifiable work for Water and sewerage from TasWater under the *Water and Sewerage Industry Act 2008*
- d. The permit does not take effect until 15 days after the date it was served on you the applicant and the representor provided no appeal is lodged, as provided by s.53 of the *Land Use Planning and Approvals Act 1993*.
- e. This permit is valid for two years from the date of approval and shall lapse unless it has been substantially commenced to the satisfaction of Council's General Manager, or otherwise extended by written consent.
- f. The permit and conditions on it are based on the information submitted in the endorsed plans and documents. The Planning Authority is not responsible or liable for any errors or omissions. I encourage you to engage a land surveyor to accurately set out the location of buildings and works.
- g. The native vegetation approved for removal is limited to that necessary for the construction of buildings and works, the connection of services, vehicular access and the implementation of the Bushfire Hazard Management Plan. Clearing or adversely impacting other native vegetation on the property at any stage in the future may require a separate planning permit and advice should be sought from the Glamorgan Spring Bay Council prior to commencing any additional works.
- h. Modification of native vegetation for bushfire hazard management or firebreaks should involve slashing rather than removal thereby minimising soil disturbance and the potential for soil erosion and weed invasion.
- i. The issue of this permit does not ensure compliance with the provisions of the Tasmanian *Threatened Species Protection Act 1995* or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industry, Parks, Water and Environment or the Commonwealth Minister for a permit.
- j. To minimise the spread of weeds and plant diseases through the site and region it is recommended that
 - iii. Construction vehicles and equipment be washed or shaken down to remove soil prior to entering or leaving either the construction site of the transport depot
 - iv. Any gravel and earth products introduced to the site should be obtained from certified weed-free and disease-free sources.
- k. The granting of this permit takes in no account of any civil covenants applicable to the land. The developer should make their own enquiries as to whether the proposed development is restricted or prohibited by any such covenant and what consequences may apply.
- l. In the event that any suspected Aboriginal cultural material is inadvertently encountered during surface or sub surface disturbance, please consult the Unanticipated Discovery Plan at <http://www.aboriginalheritage.tas.gov.au/Documents/UDP.pdf>

DECISION 204/21

An **AMENDED** motion was put:

Moved Cllr Michael Symons, seconded Cllr Keith Breheny that:

Pursuant to Section 57 of the Land Use Planning and Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, Development Application 2021 / 282, at RA1130 Dolphin Sands Road, Dolphin Sands (CT54666/175) for the construction of a dwelling to be used for visitor accommodation be approved with the following conditions:

1. Use and development must be substantially in accordance with the endorsed plans and documents unless modified by a condition of this permit.
 - a) that the buildings plans be amended to reflect an AHD roof level not exceeding 8.9 metres.

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

2. Plans submitted for building approval must include a Soil and Water Management Plan (SWMP) and this must be implemented to ensure soil and sediment does not leave the site during the construction process.

Advice: a series of Fact Sheets on [Soil and Water Management on Building Sites](#) and how to develop a SWMP is available on the Environment Protection Authority website.

3. All external surfaces must be finished using colours with a light reflectance value not greater than 40 percent and must be natural colours such as black, grey, brown and green.
4. Advertising signage for the visitor accommodation is to be limited to a maximum of one sign no greater than 0.2m² in size and located within the property boundary. No additional signs are to be displayed without separate approval.
5. To the satisfaction of Council's General Manager, the internal driveway and areas set aside for vehicle parking and turning must be designed, constructed and maintained to a durable all-weather surface to avoid:
 - a) dust or mud generation
 - b) erosion
 - c) sediment transfer off site.
6. Through the construction process to the satisfaction of Council's General Manager, and unless otherwise noted on the endorsed plans or approved in writing by Council's General Manager, the developer must:
 - a) ensure soil, building waste and debris does not leave the site other than in an orderly fashion and disposed of at an approved facility;
 - b) not burn debris or waste on site;
 - c) ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage;
 - d) pay the costs associated with any alteration, extension, reinstatement and repair or cleaning of Council infrastructure or public land.
7. 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.

Advice: Builders waste, other than of a quantity and size able to be enclosed within a standard 140-litre mobile garbage bin, will not be accepted at Council's Waste Management Centres. All asbestos-based waste must be disposed of in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC: 2002(1988). No

material containing asbestos may be dumped at Council's Waste Management Centres.

8. Stormwater drainage must be retained onsite 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 2016.

The following advice is provided for information and assistance only

- a. Please read all conditions of this permit and contact the planner for clarification if required.
- b. All costs associated with acting on this permit are borne by the person(s) acting on it.
- c. Further and separate approval or consent may be required for the following:
 - i. Building and plumbing approval from Council under the *Building Act 2016*
 - ii. Certificate of certifiable work for Water and sewerage from TasWater under the *Water and Sewerage Industry Act 2008*
- d. The permit does not take effect until 15 days after the date it was served on you the applicant and the representor provided no appeal is lodged, as provided by s.53 of the *Land Use Planning and Approvals Act 1993*.
- e. This permit is valid for two years from the date of approval and shall lapse unless it has been substantially commenced to the satisfaction of Council's General Manager, or otherwise extended by written consent.
- f. The permit and conditions on it are based on the information submitted in the endorsed plans and documents. The Planning Authority is not responsible or liable for any errors or omissions. I encourage you to engage a land surveyor to accurately set out the location of buildings and works.
- g. The native vegetation approved for removal is limited to that necessary for the construction of buildings and works, the connection of services, vehicular access and the implementation of the Bushfire Hazard Management Plan. Clearing or adversely impacting other native vegetation on the property at any stage in the future may require a separate planning permit and advice should be sought from the Glamorgan Spring Bay Council prior to commencing any additional works.
- h. Modification of native vegetation for bushfire hazard management or firebreaks should involve slashing rather than removal thereby minimising soil disturbance and the potential for soil erosion and weed invasion.
- i. The issue of this permit does not ensure compliance with the provisions of the Tasmanian *Threatened Species Protection Act 1995* or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industry, Parks, Water and Environment or the Commonwealth Minister for a permit.
- j. To minimise the spread of weeds and plant diseases through the site and region it is recommended that
 - i. Construction vehicles and equipment be washed or shaken down to remove soil prior to entering or leaving either the construction site or the transport depot
 - ii. Any gravel and earth products introduced to the site should be obtained from certified weed-free and disease-free sources.
- k. The granting of this permit takes in no account of any civil covenants applicable to the land. The developer should make their own enquiries as to whether the proposed development is restricted or prohibited by any such covenant and what consequences may apply.

- I. In the event that any suspected Aboriginal cultural material is inadvertently encountered during surface or sub surface disturbance, please consult the Unanticipated Discovery Plan at <http://www.aboriginalheritage.tas.gov.au/Documents/UDP.pdf>

THE MOTION WAS PUT AND CARRIED 5/1

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Annie Browning
Cllr Keith Breheny, Cllr Rob Churchill, Cllr Michael Symons

Against: Cllr Rob Churchill

Cllr Keith Breheny raised a point of order as there was uncertainty as to whether the reasons for amending the motion needed to be explained for the purposes of any challenges to the decision.

Cllr Michael Symons stated that the change to the original planning recommendation is to do with the uneasiness of the height and bulk and the visual size of that building in that landscape. As an adjustment to that, a lowering of the building may help with that.

Senior Planner, Mr James Bonner left the meeting at 4.26pm.

Under Regulation 25 of Local Government (Meeting Procedures) Regulations 2015 the Chairperson hereby declares that the Council is no longer acting as a Planning Authority under the provisions of the Land Use Planning and Approvals Act 1993 for Section 4 of the Agenda.

RECOMMENDATION

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

DECISION 205/21

Moved Cllr Keith Breheny, seconded Cllr Michael Symons that Council no longer acts as a Planning Authority at 4.27pm.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

5. FINANCIAL REPORTS

5.1 Financial Reports for the period ending 31 October 2021

Author: Director Corporate & Community (Mrs Elysse Blain)

Responsible Officer: Director Corporate & Community (Mrs Elysse Blain)

ATTACHMENT/S

1. Profit & Loss for the period ending 31 October 2021
2. Balance Sheet as at 31 October 2021
3. Statement of Cash Flows for the period ending 31 October 2021
4. Capital Works as at 31 October 2021

BACKGROUND/OVERVIEW

The financial reports for the period ended 31 October 2021 as attached to this report are presented for the information of Council.

As discussed at the Council workshop held on 7 May 2020 Council's management information reports including departmental financial reports, will in future not be submitted to Council via the Council Meeting Agenda. These information reports will be included in a Councillor Briefing Document which will be circulated bi-monthly initially for the first six months effective this month, then quarterly thereafter and will be publicly available on the website.

Council's major financial reports will continue to be reported in the monthly Council agenda.

STATUTORY IMPLICATIONS

- Australian Accounting Standards Board (AASB)
- International Financial Reporting Standards (IFRS)

BUDGET IMPLICATIONS

There are no budget implications recognised in the receipt and noting of these reports by Council.

RISK CONSIDERATIONS

Risk	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation There are no material risks from adopting this recommendation.				
Do not adopt the recommendation By not receiving and reviewing the major financial reports on a regular basis, such as the Profit & Loss, Statement of Cash Flows, Capital Works and Balance Sheet, Council risks not meeting its financial management obligations.	Likely	Likely	High	By not adopting the recommendation Council is not endorsing the financial reports for the period ending the 31 July 2021. Council needs to endorse.

OFFICER'S RECOMMENDATION

That Council receives and notes the Financial Reports as attached to this report for the period ended 31 October 2021.

DECISION 206/21

Moved Cllr Rob Churchill, seconded Cllr Annie Browning that Council receives and notes the Financial Reports as attached to this report for the period ended 31 October 2021.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

6. SECTION 24 COMMITTEES

6.1 Minutes of Triabunna Recreation Ground Committee Meeting – 20 July 2021



GLAMORGAN SPRING BAY COUNCIL

Section 24 Advisory Committee Meeting
Triabunna Recreation Ground

MINUTES

MEETING HELD – *Tuesday 20th July , 2021 - Recreation Room*

MEETING OPENED: 5.40 pm

PRESENT: Phil Giffard, Councillor Cheryl Arnol, Steve Davies, Deputy Mayor Jenny Woods, Jan Sweet

APOLOGIES: Jim Walters

ABSENT: Neil Edwards, Nerissa Alomes

CONFIRMATION OF LAST MINUTES: (11th May , 2021)

Moved: Steve Davies

Seconded: Phil Giffard

Carried

CORRESPONDENCE IN:

- Email from Adrian O’Leary – Manager Building & Marine Infrastructure re: quote from Best Bulk Buys Floorcoverings re: kitchen floor coverings
- Email from Darren Smith – Area Works Manager GSBC re; maintenance to building

CORRESPONDENCE OUT:

- Email response to Adrian O’Leary – Manager Building & Marine Infrastructure re: quote for kitchen floor coverings.
- Email to Darren Smith - Area Works Manager re: maintenance works order.

MATTERS ARISING FROM PREVIOUS MINUTES

- Deputy Mayor Jenny Woods advised that pest control for recreation room is responsibility of S24 advisory committee.
- Jan Sweet advised that urn and sandwich press has been purchased.

TREASURERS REPORT

Working Financial

Opening Balance	\$ 9,289.81
Income	\$ 10,500.00
Expenditure	\$ 2,251.86
Closing Balance	\$ 17,537.95

Moved Steve Davies Seconded: Phil Giffard Carried

NEW BUSINESS

- Councillor Cheryl Arnol advised S24 not to sign off on future grants.
- Purchase of new roller for maintenance of oval. Steve Davies to obtain quotes for cost of purchase of new roller. Moved Deputy Mayor Jenny Woods. Seconded Councillor Arnol.
- Discussion held regarding Clause 4.9 of S24 guidelines where representatives are absent from 2 consecutive meetings.

- **NEXT MEETING**

26th October, 2021 at 5.30 pm - **Recreation Ground.**

There being no further business, the meeting was declared closed at 6.35 pm

Confirmed Date

Chairperson

RECOMMENDATION

That the Minutes of the Triabunna Recreation Ground Committee meeting held on 20 July 2021 be received and noted.

DECISION 207/21

Moved Clr Annie Browning, seconded Clr Keith Breheny that the Minutes of the Triabunna Recreation Ground Committee meeting held on 20 July 2021 be received and noted.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Clr Cheryl Arnol, Clr Keith Breheny, Clr Annie Browning, Clr Rob Churchill, Clr Michael Symons

Against: Nil

6.2 Minutes of Tasmanian Seafarers' Memorial Committee Meeting – 11 October 2021

Minutes of Committee Meeting Monday 11th October 2021 at Council Chambers, Triabunna, 9.00 am.

Present: Councillor Cheryl Arnol, Graeme Elphinstone, Mick Desmond, John Hall, Toni Parker, Kath Fergusson.

Previous Meeting: notes from 13.09.2019 confirmed – moved Graeme Elphinstone/Mick Desmond, carried.

Business Arising:

Plaques: Council's Adrian O'Leary has arranged the start of the installed plaques refurbishment.

Grounds: Council will give the site attention on Friday with possibly a touch up before the service as the rabbits are proving a problem. Council have provided the necessary COVID QR signs and forms, and will provide tables to affix them, also sanitizers, and masks for people attending who may wish to make use of them. Road closure Esplanade W, between Henry & Charles, exclude Marina Rd.

NB Ferries leave at 10.00, & 11.30am. (PWS – Governor's car can park there if we let them know).

Invitations were issued on time by Council and Kath, some mailed, others emailed. Still need to confirm advice to Government House of main attendees.

Notices: John arranged road signs, Kath distributed notices around Triabunna and Orford, Eliza arranged Swansea, Kath emailed notices to TSIC, SES, and other yacht & maritime clubs and media outlets.

Sent media releases. Eliza and Kath liaised with *The Mercury* re: road closure notices.

Catering: Anna Izzard (TDS School Association) will be organising morning tea.

Triabunna Takeaway will provide lunch for 16 TS Derwent naval cadets (fish & chips + drink).

Spring Bay Boat Club will have a post-service BBQ at \$10 pp, BYO drinks.

Business: a. Report from A/Chairman

Audio: PA to be sourced from TDS. Navy will bring their own. (ref: CPO Martyn Hancock)

Power source for PA's – school & Navy ensemble + vocalist – may need extra cords & key to ppt.

Toni will provide a mat to cover cords.

Seating: Rotary will organise transport of chairs – need to use COVID-safe distances if possible.

Official party seating: name tags needed.

Navy ensemble: seating required 6 persons, will have a bugler plus vocalist.

TS Derwent cadets: 16 in number, will have a Bosun caller.

Odes: Rob Hutchings (Merchant Navy Ode), Mick Nicholls (RSL Ode)

Last Post: Bugler AB Dorian Broomhall;

Vocalist: AB Laura Nichols

Governor: Met by Graeme Elphinstone, escorted to Memorial, introduced to the mayor, - - - -

Graeme will escort her back to the car.

Memorial Party: Phil Pyke to be leader; SES (Kelvin Jones +), police ?, cadets, etc.

b. Any further business:

Major responses rec'd: Senator Abetz, The Hon. Rebecca White (Leader of the Opposition), The Hon. Jane Howlett MLC, Commander A. Wright RAN, Squadron Leader Paul Gough, LCMD Bill Mackay RANC, Peter Hopkins (MAST), AMC Principal Mr Michael Van Balen, Mr Alastair Douglas OAM & RADM(ret'd) Stephen Gilmore AM, CSC, & Mrs Kate Gilmore, Mr Lindsay Newman (TSIC & Tasmanian Rock Lobster Fishing Association)

Wreaths: Note Ray Coupe will lay the Spring Bay Boat Club wreath.

Toni & Mick will lay the Tasmanian Seafarers Wreath.

Seating: Ask Rotary's president to contact Mick Desmond with times for pick-up of chairs.

Assistance from Council's Eliza Hazelwood and Adrian O'Leary much appreciated, also Darren Smith (Works).

Next Meeting: Post Service meeting – Monday 8th November 2021 at a venue to be decided upon, either Council meeting room or SBBC club house.

Meeting closed: 9.50 am.

RECOMMENDATION

That the Minutes of the Tasmanian Seafarers' Memorial Committee meeting held on 11 October 2021 be received and noted.

DECISION 208/21

Moved Cllr Keith Breheny, seconded Cllr Annie Browning that the Minutes of the Tasmanian Seafarers' Memorial Committee meeting held on 11 October 2021 be received and noted.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

Cllr Keith Breheny having declared an interest in item 7.1 left the meeting at 4.29pm.

Cllr Keith Breheny later clarified that his declaration of interest referred to item 8.6 not item 7.1.

7. INFORMATION REPORTS

7.1 Director Works and Infrastructure - Mr Peter Porch

Asset Management; Roads, Bridges and Footpaths; Stormwater; Waste Management; Public Amenities; Parks, Reserves and Walking Tracks; Cemeteries

ATTACHMENTS

Nil

PURPOSE

This report provides information on the ongoing tasks of the Department in relation to Asset Management; Roads, Bridges and Footpaths; Stormwater; Waste Management; Public Amenities; Parks, Reserves and Walking Tracks; Cemeteries

OFFICERS COMMENTS

ASSET MANAGEMENT

Asset Management practice is the strategic driver for the activities of the department and is partnered by works that operate to maintain essential services to the community.

Asset management activities required for the implementation and development of the set of asset management plans include asset locations in Geospatial mapping (GIS). The collection of Council stormwater assets in GIS continues with past development and subdivision "as constructed" drawings being sought out and reviewed to enable addition of these unmapped infrastructure assets to our systems.

Over the past year Council staff have been adding to the identified network for stormwater particularly with additional found assets as described in the Stormwater Asset Management Improvement Plan.

The table below identifies the increase in stormwater assets picked up during this period through updating as-constructed information from development and field truthing of assets in service:

Asset Type	Original No.	No. found/added	Total
Nodes (manholes/pits)	1038	771	1809
Pipes	913	725	1638
Drains	71	30	101
Totals	2022	1526	3548

In drainage assets alone, the increase is 75% of the previous asset register quantity. The value is yet to be determined. This work is by no means complete in terms of mapping existing assets and there is a significant addition in subdivision assets also underway consistent with or exceeding asset management plan projections for new assets.

CONSULTANT SERVICES

Consultant services are required to deliver specialized services to Council for a range of generally short term requirements. Current consultant activities comprise:

- Vince Butler engaged to develop specifications for repairs to road infrastructure damaged in the March 2021 flood event. Activity continuing. Investigations and design for the solution to Wielangta Rd damage continued.
- Stormwater Management Plan: Cameron Oakley continues to work through a multitude of inundation issues with the outcome to be a schedule of future works encompassing a number of years of forward works. Each of these projects will come before Council for consideration in future capital works programs. Projects will be assessed on the basis of risk to form a priority for scheduling the program that will be presented to Council.
The South Orford Stormwater System Study - Ongoing.
The North Orford study continued in conjunction with the Department of State Growth (DSG) who are jointly funding this project.
Holkham Court works continued.

The Stormwater Management Plan is being developed for presentation to Council in coming months. Development of Stormwater Policy is progressing.

- Grant fund project delivery: Graeme Edwards is retained to deliver a range of projects funded by commonwealth Grants. A number of sub-consultants are involved in these works also. Ongoing.
- Pitt and Sherry are developing tender design and specification for Vicary Street and The Esplanade intersection in Triabunna. Ongoing.
- Sustainable Engineering are developing plans for the Triabunna School Crossing.
- Andrew Walter Constructions are carrying out test pits and developing a design report to inform repair options and costs for Nugent Road. A proposal for repairs to Charles St has been received and is being considered.

OPERATIONAL WORKS

ROADS, BRIDGES, FOOTPATHS, KERBS

- Unsealed road inspections: 7 carried out
- Brockley Road bridges (X3) - design being developed to form concrete approaches to bridges to mitigate flood damage and reduce frequent reconstruction expenses.
- Jetpatching of selected road sections continued.
- Maintenance grading carried out on: Swanson Road, Wielangta/Earlham Roads, Hermitage Road and Parsons Lane Coles Bay.
- Pot hole repairs ongoing and road shoulder patching
- Roadside weed spraying continued
- Planning for bridge maintenance - removal of river rock at bridges
- Brockley Road - (3 bridges) approach repairs completed twice in October due to inundation from rains

STORMWATER, DRAINAGE

- Investigations, locations and repairs continued
- Pre-rainfall event storm checklist for problem locations implemented
- Clean up following major weather events twice in October

WASTE MANAGEMENT

- Eftpos arrangements being implemented at transfer stations - implementation continued.
- Summer Hours commenced for all Transfer stations from 24th October.
- Fermentation of green waste trial No.1 at Orford WTS - continued
- Green waste burning scheduled for Coles Bay

PARKS, PLAYGROUNDS, RESERVES, WALKING TRACKS, CEMETERY

- 12 inspections for playgrounds the month completed
- Duck park playground equipment corrosion repair painting continued
- Bicheno Triangle - renovation of 4 garden beds continued (completion prior to Bicheno Food and Wine Festival mid- November)
- Nature strip and park/Reserve mowing continued

EMERGENCY MANAGEMENT:

After hours rostering carried out as scheduled.

Consultation occurring with Tas Fire relating to helicopter access at Maria St Swansea
Heavy rains at the end of October resulted in repeated closures of roads across the district with Grange, Old Coach, Glen Gala, Brockley, Woodsden and Rosedale Roads all submitting to the swollen flows at various times.

Despite Orford weather station recording the highest rainfall for the month (records since 1951) on record 229.8mm, no problematic flooding was reported. This is due in part to the rate of rainfall and otherwise to minor improvements to network functionality.

Trees and limbs were removed from Wielangta Rd and other locations.

A section of road shoulder on Sand River Road at a corner has collapsed into the creek restricting the road width. Temporary barriers are in place however the road will require

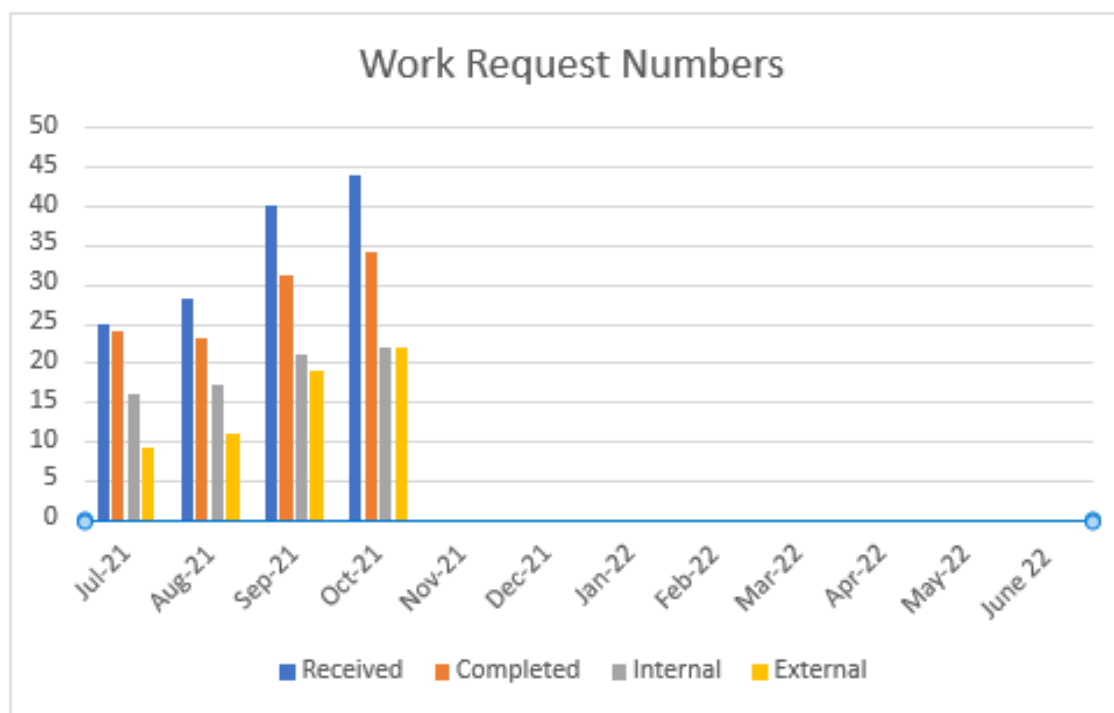
significant repairs to make good. The collapse of the shoulder is fairly steep and some metres high into the creek and it is not considered viable to reinforce the edge of the road. The alternative option is to remove a rock wall on the inside of the corner to enable a barrier to be installed on the outer side to prevent vehicles rolling into the creek. Estimates for the works are in the order of \$50,000. The road is passable for single vehicles at the corner and warning signs are in place. The works are fairly critical however and will require funding in the short term.

SES Activity October

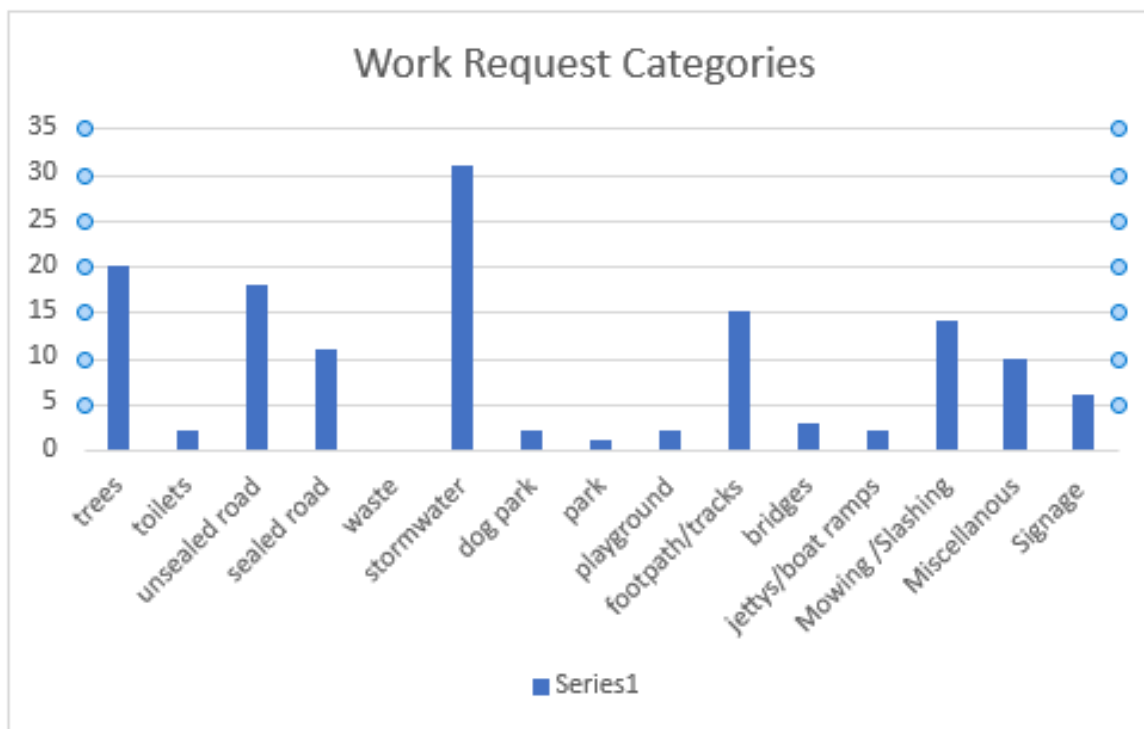
- 7 Flood/Storm related incidents from trees over road, water over road, property impacted by flood water
- Flood response at 62 Old Spring Bay road Swansea is a repeat incident the culverts adjacent to the property are unable to take the amount of water coming down thru paddocks and Street.
- 1 motor vehicle accident at the Coles Bay turnoff this area is seeing quite a few jobs as the camber on the road is the wrong way and drivers are taking the corner too fast.
- 1 assist fire brigade at a house fire
- Training is continuing every fortnight. Wellbeing support presentation held in Swansea with 40 attendees
- BBQ with the Salvation Army to support the Swansea Heritage festival.
- Current members are 17 including 2 new ones.

CUSTOMER REQUESTS

The Chart below summarises the requests received year to date by the total numbers received; the number completed; those generated by the public and those generated by officers.



The requests are sorted into categories to provide an overview of the areas showing the most interest or greatest need for attention as per the bar chart below:



CAPITAL WORKS

- Alma Road and Fieldwick Drive drainage works continued
- Freycinet Fisheries Drive drainage and roadworks- completed
- Seaford Road 1km resheet completed
- Griffiths Rivulet Bridge – Contract awarded. Site meetings conducted – liaison with TasNetworks to move power pole underway
- Bicheno BMX Track upgrade – It was found that there was no licence for the area and an upgrade to the facility required there to be a licence taken out over the location with the Crown. This has held up action on the ground and is now resolved to enable construction to commence.
- Griffiths Rivulet Bridge – The contract has been executed and the first concrete beams have been poured in the casting yard. Negotiations have taken place with a local property owner and TasNetworks regarding relocation of power lines. This is programmed for late November enabling site works to commence early December.

Grant funded

Generally the grant funded projects are experiencing delays as consultation with major stakeholders is slower to progress than anticipated.

- Swansea Main St Paving: Concept commenced Community engagement phase commenced.
- Bicheno Tasman Highway Footpath: site works progressing.
- Coles Bay Foreshore Footpath: Concept design developing to inform consultation.
- Bicheno Gulch Foreshore and Esplanade Upgrade: Awaiting approvals prior to final design.
- Bicheno Triangle Upgrade: Design and consultation ongoing

PLANT AND VEHICLES

- Planned trade and sale of vehicles continued as programmed with all items now in procurement or received.

GENERAL

- A new Grant has opened for Preparing Australian Communities Program (PACP) Round 1. This fund round closes on the 10th December and includes eligibility of projects like the Orford Levy and associated flood mitigation works at Strawberry Court Orford. It is proposed to develop a grant for this location. Council will be required to take a licence from Crown over the area to do so and enquiries have been commenced with this in mind.
- Vehicle charging station grants have been issued by State Government to two separate contractors for Bicheno and Triabunna respectively. The Triabunna station will go at a widened road layby in-between the upgraded Vicary and Esplanade intersection at the Gateway Carpark and the Bicheno location is yet to be resolved. The location must meet the funding requirements of the Grant.

RESERVE BOOKINGS AND ROAD CLOSURES

Road closures for the events noted will be carried out under section 19.1,(a) of the Local Government Highways Act 1982 requiring consultation with the Commissioner of Police.

- Swansea Christmas Parade by SES – Road closure required

RECOMMENDATION

That Council notes the information.

DECISION 209/21

Moved Cllr Michael Symons, seconded Cllr Cheryl Arnol that Council notes the information.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 5/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

Cllr Keith Breheny returned to the meeting at 4.30pm

The Mayor advised Cllr Keith Breheny of the outcome of Council's decision in respect to Agenda item 7.1.

8. OFFICERS' REPORT REQUIRING A DECISION

8.1 Community Small Grant Application – Orford Primary School Association

Author: Community & Communications Officer (Ms Eliza Hazelwood)

Responsible Officer: Director Corporate and Community (Mrs Elysse Blain)

ATTACHMENT/S

1. Submitted application form

PURPOSE

Recommendation for Council to approve a Small Grant application for \$1,000 to assist the purchase of 'Summit Net Playground Equipment'.

BACKGROUND / OVERVIEW

Small Grant funding is available to assist the undertaking of programs and activities within the Glamorgan Spring Bay municipal area. The assessment criteria is outlined in the Community Small Grants Fund policy, including:

- Grants are restricted to \$1,000, with exceptions up to \$1,500 at Councils discretion.
- Grants are available to not for profit individuals, community organisations and groups.
- Grants are intended to assist projects that (1) address relevant community issues of significance (2) are initiated within the community and actively involve local people and (3) improve access and encourage wider use of facilities.

This application from Orford Primary School Association dated 08 November 2021 received 08 November 2021 is for a contribution towards the purchase of:

1. Summit Net Playground Equipment.

STRATEGIC PLAN REFERENCE

Guiding Principles

2. Reinforce and draw on the strengths of our communities at both a local and regional level.

Key Foundations

2. Our community's health & wellbeing

STATUTORY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Applications for funding are considered throughout the financial year until such time as the available funds are exhausted. There is a \$25,000 Community Small Grants Program provision in the 2021/22 budget. At 31 October 2021, \$16,200 of the budget is available to support this application.

RISK CONSIDERATION/S

Risk	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation			Low	
Nil.				
Do not adopt the recommendation				
The association potentially are unable to raise the desired funds for the project.	Possible	Moderate	Moderate	Council reviews the application and reasons for not adopting the recommendation.

OFFICER'S COMMENTS

This application satisfies the necessary criteria of the relevant policy.

OFFICER'S RECOMMENDATION

That Council approve the application for Small Grant funding of \$1,000 for the Orford Primary School Association.

DECISION 2010/21

Moved Cllr Michael Symons, seconded Cllr Keith Breheny that Council approve the application for Small Grant funding of \$1,000 for the Orford Primary School Association.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

8.2 Community Small Grants Application - Raspins Beach Surf Lifesaving Club

Author: Community & Communications Officer (Ms Eliza Hazelwood)

Responsible Officer: Director Corporate and Community (Mrs Elysse Blain)

ATTACHMENT/S

1. Submitted application form

PURPOSE

Recommendation for Council to approve a Small Grant application of \$1,000 for an instructor to deliver the 'Nippers program'.

BACKGROUND / OVERVIEW

Small Grant funding is available to assist the undertaking of programs and activities within the Glamorgan Spring Bay municipal area. The assessment criteria is outlined in the Community Small Grants Fund policy, including:

- Grants are restricted to \$1,000, with exceptions up to \$1,500 at Councils discretion.
- Grants are available to not for profit individuals, community organisations and groups.
- Grants are intended to assist projects that (1) address relevant community issues of significance (2) are initiated within the community and actively involve local people and (3) improve access and encourage wider use of facilities.

This application from Raspins Beach Lifesaving Club dated 10 November 2021 is for a contribution towards the purchase of:

1. A qualified instructor, including travel (4 hours per session – x4 sessions) @\$58/hr = \$928 (standard SLST charge).

STRATEGIC PLAN REFERENCE

Guiding Principles

2. Reinforce and draw on the strengths of our communities at both a local and regional level.

Key Foundations

2. Our community's health & wellbeing

STATUTORY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Applications for funding are considered throughout the financial year until such time as the available funds are exhausted. There is a \$25,000 Community Small Grants Program provision in the 2021/22 budget. At 31 October 2021, \$16,200 of the budget is available to support this application.

RISK CONSIDERATION/S

Risk	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation			Low	
Nil.				
Do not adopt the recommendation				
The community loses the opportunity to participate in a water safety program within our local area.	Possible	Moderate	Moderate	Council reviews the application and reasons for not adopting the recommendation.

OFFICER'S COMMENTS

This application satisfies the necessary criteria of the relevant policy.

OFFICER'S RECOMMENDATION

That Council approve the application for Small Grant funding of \$1,000 for the Raspins Beach Surf Lifesaving Club.

DECISION 211/21

Moved Cllr Michael Symons, seconded Cllr Cheryl Arnol that Council approve the application for Small Grant funding of \$1,000 to be paid to Surf Lifesaving Tasmania for the purposes of the Raspins Beach Surf Lifesaving Club Little Nippers Training Program.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

8.3 Community Small Grants Application - Triabunna District School Association

Author: Community & Communications Officer (Ms Eliza Hazelwood)

Responsible Officer: Director Corporate and Community (Mrs Elysse Blain)

ATTACHMENT/S

1. Submitted application form
2. Quotation

PURPOSE

Recommendation for Council to approve a Small Grant application for \$1,000 to assist in the purchase of outdoor seating tables for the prep/grade one area, allowing all students to attend the lunch program together.

BACKGROUND / OVERVIEW

Small Grant funding is available to assist the undertaking of programs and activities within the Glamorgan Spring Bay municipal area. The assessment criteria is outlined in the Community Small Grants Fund policy, including:

- Grants are restricted to \$1,000, with exceptions up to \$1,500 at Councils discretion.
- Grants are available to not for profit individuals, community organisations and groups.
- Grants are intended to assist projects that (1) address relevant community issues of significance (2) are initiated within the community and actively involve local people and (3) improve access and encourage wider use of facilities.

This application from Triabunna District School Association dated 4 November 2021 is for a contribution towards the school lunch program supporting students and families with food poverty. The program delivers a two course lunch meal for each school child once a week. The application seeks support of this program through purchase of outdoor seating tables for the prep/grade one area given there is not enough seating available for students to sit together to eat lunch.

1. 1.5m aluminum junior park settings at \$990 each +GST (see quote attached)

STRATEGIC PLAN REFERENCE

Guiding Principles

2. Reinforce and draw on the strengths of our communities at both a local and regional level.

Key Foundations

2. Our community's health & wellbeing

STATUTORY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Applications for funding are considered throughout the financial year until such time as the available funds are exhausted. There is a \$25,000 Community Small Grants Program provision in the 2021/22 budget. At 31 October 2021 \$16,200 of the budget is available to support this application.

RISK CONSIDERATION/S

Risk	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation			Low	
Nil.				
Do not adopt the recommendation				
The Triabunna School Association potentially are unable to raise the desired funds to implement new seating for the students and may need to consider other funding options or separate the students.	Possible	Moderate	Moderate	Council reviews the application and reasons for not adopting the recommendation.

OFFICER'S COMMENTS

In the absence of the education department providing suitable school infrastructure, this application satisfies the necessary criteria to support initiatives that support community needs.

OFFICER'S RECOMMENDATION

That Council approve the application for Small Grant funding of \$1,000 for the Triabunna District School Association.

DECISION 212/21

Moved Cllr Rob Churchill, seconded Cllr Keith Breheny that Council approve the application for Small Grant funding of \$1,000 for the Triabunna District School Association.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

8.4 Gordon Street Boat Ramp - Swansea

Author: Manager of Buildings & Marine Infrastructure (Mr Adrian O'Leary)

Responsible Officer: Manager of Buildings & Marine Infrastructure (Mr Adrian O'Leary)

ATTACHMENT/S

1. Concept plan for proposed works
2. Crown license
3. Ariel map identifying licenses with Crown Land Services.

PURPOSE

To improve the existing boat ramp facility at Gordon Street, Swansea by extending the lower landing and installing fenders and replacing existing broken fenders.

BACKGROUND / OVERVIEW

Marine and Safety Tasmania (MAST) understand that the original rock groyne at the Gordon Street boat ramp was constructed by locals prior to the 2011 Crown license. Some years prior to that, Council was instructed by the Crown to remove the end portion of the rock groyne that was damaged due to safety concerns, this work was apparently done around 1996-97 although information on detail is lacking. Since then, what remained of the rock groyne has been consolidated with concrete supplied by Morey Bros.

The existing concrete landing stage and fenders were installed by MAST in 2015 at a cost of \$36,000. The proposed new works will extend a lower landing platform with a non-slip surface out along the rock groyne by seven metres as well as providing more fenders and replacing existing broken fenders.

This extension at a cost of \$38,000 will make the Gordon Street boat ramp more usable at low tide. Whilst it is not suitable in all weather conditions it does provide another launching option at Swansea. The upgrade, given the construction materials, requires very little maintenance.

STRATEGIC PLAN

Guiding Principle

Communicate and explain Council's decisions and reasons in an open and timely manner.

Key Foundations

4. Infrastructure and Services

What we plan to do

Maintain public amenities and recreational facilities.

BUDGET IMPLICATIONS

The cost of the physical works and project management will be paid for by Marine and Safety Tasmania, including the engineering certification. Council would cover the cost of the planning permit. Ongoing routine maintenance of the facility will be undertaken by Council.

RISK CONSIDERATION/S

Risk	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation Approve the works	Low	Low	Low	Works project managed by MAST
Do not adopt the recommendation Do not approve the works	Low	Low	Low	Potential complaints from users of the boat ramp

OFFICER'S COMMENTS

The boat ramp at Gordon Street, Swansea is a well-used boat ramp by locals in suitable weather conditions. The facility is getting more use with the ongoing sand issue at the main Swansea boat ramp. Any improvements to the ramp will make launching and retrieving vessels easier and safer particularly at low tide.

RECOMMENDATION

That Council:

1. Approve the modification and repair works to go ahead at the Swansea Gordon Street boat ramp and;
2. Does not accept liability for any damage to vessels using the Gordon Street boat ramp and;
3. Does not accept responsibility for any hazard caused, or for the removal of, any rocks or other materials that may be displaced at the Gordon Street rock groyne facility and;
4. Informs Marine and Safety Tasmania in writing of the above Council decision.

DECISION 213/21

Moved Cllr Cheryl Arnol, seconded Cllr Michael Symons that Council:

1. Approve the modification and repair works to go ahead at the Swansea Gordon Street boat ramp and;
2. Does not accept liability for any damage to vessels using the Gordon Street boat ramp and;
3. Does not accept responsibility for any hazard caused, or for the removal of, any rocks or other materials that may be displaced at the Gordon Street rock groyne facility and;
4. Informs Marine and Safety Tasmania in writing of the above decision of Council.

THE MOTION WAS PUT AND CARRIED 5/1

For: Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Mayor Robert Young

8.5 DSRA Endemic Display Garden

Author: Director Works & Infrastructure (Mr Peter Porch)

Responsible Officer: Works Manager (Mr Darren Smith)

ATTACHMENT/S

1. Dolphin Sands Ratepayers Association (DSRA) proposal for Endemic Display Garden

PURPOSE

To provide information on a community initiative for Council's consideration of adoption.

BACKGROUND / OVERVIEW

The DSRA would like to establish a display garden of 'attractive' endemic species near the recently installed picnic table on the Council land near the corner of Cambria Drive and Dolphin Sands Road.

The DSRA's aim is to clearly demonstrate to our members, and visitors, some options for their gardens, as alternatives to exotic species (eg, instead of gazania, try pimelia or pelargonium). The DSRA considers that if people can see the plants thriving in place, they'll be more comfortable trying them in their own gardens.

The area proposed (to the north of the picnic table) is sparsely vegetated at present, with some banksia, rhagodia, pigface, lomandra & poa (see image below).

The general proposal is to remove some of the tussocks and plant clumps of 'pretty' tussocks like diplarrena and dianella, ground covers like pimelia and pelargonium and shrubs like correa, atriplex and melaleuca pustulata (Cranbrook paperbark). The shrubs could form a hedge at the north edge of the site.

Being mindful of bushfire danger, a fairly sparse planting (possibly 2-3 plants of each species) is proposed, using rock mulch. No tall shrubs or trees included.

The DSRA will purchase all plants and materials, such as tree guards and will take responsibility for long-term maintenance, including watering. To boost the educational aim, it's proposed to have a sign, although tags with species names beside the relevant plants could also work.

The DSRA is happy to work with council on this project, or, with Council approval and guidance, carry out the work independently.



STRATEGIC PLAN

Guiding Principle

Collaborating with our communities to value, manage and improve our natural resources

Key Foundation/s

5 Our Environment

What we plan to do

Involve, engage and equip groups and individuals in Natural Resource Management

STATUTORY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

RISK CONSIDERATION/S

There are risks associated with the management of public open space which are mitigated in the consultation and delivery process outlined in the report and as proposed by the DSRA. There is a risk that the enthusiasm of the group may decline over time. Given the endemic nature of the plantings the risks associated with this are minimal should regular maintenance cease after establishment.

OFFICER'S COMMENTS

It is pleasing to see the initiative shown by groups in the community to take ownership of selected locations of council managed land and seek direction from staff in doing so.

This approach has a number of benefits to the wider community through the management of Council's resources; the engagement and buy-in of local residents to assist in managing and maintaining public spaces and the enhancement of our natural spaces in a controlled and permissible way.

The proposal has been assessed by council's bio-diversity officer and Parks supervisor who have endorsed the plant selection and program proposed.

There are no other plans for the development or management of this location.

RECOMMENDATION

That Council accept the proposal of the DSRA and through the General Manager, provide guidance and direction as necessary to the group to bring the project deliverables to fruition.

DECISION 214/21

Moved Cllr Rob Churchill, seconded Cllr Michael Symons that Council supports the proposal of the DSRA and through the General Manager and Council's Biodiversity Officer, provide guidance and direction as necessary to the group to bring the project deliverables to fruition. The work is to be carried out with minimal disturbance to existing native vegetation.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

Cllr Keith Breheny having declared an interest in item 8.6 left the meeting at 4.50pm.

8.6 Multiple Road Failures

Author: Director Works and Infrastructure (Mr Peter Porch)

Responsible Officer: Director Works and Infrastructure (Mr Peter Porch)

ATTACHMENT/S

Nil

PURPOSE

To recommend project expenditure variances under an allocation from the Local Roads and Community Infrastructure Program (LRCIP) Round 3.

BACKGROUND / OVERVIEW

Under the LRCIP Round 3 Council allocated a value of \$221,174 to road projects yet to be nominated. With adjustments to the program associated with change of scope to other projects within the program, this value increases to \$301,174.

As Council grapples with a range of options for upgrade associated with previously identified priority projects including Triabunna Tomorrow works, it is timely to consider the very pressing case for renewal of failing road assets becoming more evident as the wet year rolls on.

Council's asset management plan for roads identifies some \$5M worth of very poor condition assets in addition to another \$10M of poor condition assets. The majority of the very poor condition assets are road seals which are up to 17 years overdue for treatment and present a backlog of assets either with areas of failure now or showing signs of imminent failure.

When the bitumen seals break down, water enters the pavement and works through the compacted material producing failures in the pavement. Costs for repair escalate from around \$4.50m² for the most basic reseal up to \$180m² for milling out (subject to depth and method of milling) and stabilization with new seal. In a wet year this is particularly evident.

Road failures may also be associated with ineffective stormwater management at road sides or the advent of a spring or other disturbance. These require a method for turning water away like an agricultural drain or some other appropriate design. These defects are localized to the water source as opposed to road seal bitumen oxidization which affects the extent of a section of road seal.

Council has road areas now with significant failures which cannot be resolved with a simple reseal. Charles Street Orford has an area of no less than 700m² which needs box out and stabilization; Alma Road has an area larger than this and Nugent Road has significantly greater area again requiring urgent repair and reseal.

In each instance, the nature and depth of the failure needs to be investigated with test holes to see what type of stabilization, what quantity and if other treatments like geotextiles are required to stabilize the pavement to enable a seal to be reapplied.

Without having carried out the test holes and associated laboratory evaluation of the pavement, estimates for the stabilization of Charles Street vary from \$25.00 to \$70.00m². Design can be commissioned initially with estimates of actual repairs provided when design is determined.

A section of Charles Street was repaired early last year with a simple 50mm surface mill out and asphalt layer. This section, abutting the 700m² area proposed for rehabilitation is showing some signs of failure. It is believed that testing wasn't carried out and water ingress continues to affect the pavement. It may be that additional treatment like agricultural drains are required at the kerb line to stop water infiltration from the surrounding land. Not doing the design risks wasting funds on ineffective rushed repairs. With the large cost differences

This appears to be the case for at least one section of Alma Road. In Lord Street Triabunna there is a failed pavement which appears to result from water at the nature strip. Council officers have followed up the appropriate service providers to determine if the problems

stem from a service failure. Reseal on this road cannot be carried out until this is resolved and the pavement dries out.

Priority Roads

The priority roads for funding for pavement investigation and repair are Charles Street Orford, Nugent Road and Alma Road Orford. Design has commenced for Nugent Road with test holes completed. Design for Alma and Charles Streets require funding as do the works that will proceed from those designs.

STRATEGIC PLAN

Guiding Principle

4. Infrastructure and Services

Key Foundation/s

Delivering high quality, cost-effective infrastructure and services that meet the needs of our communities, residents and visitors.

What we plan to do

Sustain a safe and well-maintained road network across the municipality

STATUTORY IMPLICATIONS

Local Government Highways Act 1982

S21. General responsibility of corporations

(1) Subject to this Act, the corporation of a municipality is charged with the duty of maintaining the local highways in the municipality that are maintainable by the corporation as shown on its municipal map, and, in any particular case, it shall discharge that duty in such manner as, having regard to all the circumstances of the case, it considers practicable and appropriate.

BUDGET IMPLICATIONS

There is a capital allocation of \$221,174 comprised within the LRCIP Grant Round 3. The project is labelled Community Infrastructure Fund – Round 3 to be allocated.

The current grant breakdown is as per the table below:

	2021/22 Budget
Community Infrastructure Fund - Round 3 to be allocated	221,174
Redesign and relocation of the Triabunna School crossing	31,000
Swansea Courthouse - refurbish toilet and install disabled/unisex toilet	60,000
Coles Bay Community Hall - Replacement of Annexe, Medical Room, Kitchen and Library	180,000
Spring Beach Toilet Refurbishment	65,000
Saltworks Toilet & Carpark	245,000
Total	802,174

The proposed redistribution in response to challenges to project scope delivery at Saltworks carpark, and the Swansea Courthouse is as follows:

	2021/22 Budget
Community Infrastructure Fund - Round 3 to be allocate	301,174
Redesign and relocation of the Triabunna School crossing	31,000
Swansea Courthouse - refurbish toilet and install disabled/unisex toilet	75,000
Triabunna Marina Area Shelter	15000

Coles Bay Community Hall - Replacement of Annexe, Medical Room, Kitchen and Library	180,000
Swansea Cricket Practice Nets	35,000
Spring Beach Toilet Refurbishment	65,000
Saltworks Toilet	100,000
Total	802,174

The redistribution allows for an increase in road infrastructure works, the Swansea Courthouse and the inclusion of a shelter at the Triabunna Marina and Cricket Practice nets at Swansea.

These works proposed within this report may be funded from this allocation of \$301,174 from LRCIP Grant Round 3 and have no other impact on the capital works budget.

Budget estimates for the three roads are:

Charles St Orford	\$35,000
Alma Road Orford	\$106,000
Nugent Road Buckland	\$160,174
Total	\$301,174

RISK CONSIDERATION/S

Risk	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation				
Provide funds to priority roads for renewal			Low	Risk mitigation in line with asset management plans
Do not adopt the recommendation				
Further decrease in serviceability of roads and escalation in maintenance costs	Severely	Likely	High	Increase short term maintenance attendance and accept lower level of service from roads

OFFICER'S COMMENTS

Council's asset management plan for roads identifies a significant value in roads in poor and very poor condition. In reseal works alone there are road seal assets 17 years past their recommended reseal periods leaving many roads in frail condition with brittle bitumen, prone to similar failures to those described in this report.

In a wet year, there are additional road pavement problems which emerge due to ground water and ineffective drainage along sections of road.

Road maintenance and renewal needs to be highly prioritised in Council's budgeting considerations as the impact of insufficient road renewal projects over many years now starts to be seen in lower serviceability through pavement failures in the road network. This in turn leads to greater maintenance costs as work crews and contractors are required to repair more and more road seal failures across the network.

RECOMMENDATION

That Council redistributes funds within the LRCIP Grant Round 3 to allocate \$301,174 to pavement renewal and sealing works on Charles Street Orford, Alma Road Orford and Nugent Road Buckland; \$35,000 to Cricket practice nets at Swansea; \$15,000 to a shelter at the Triabunna Marina and increases the allocation for Swansea Courthouse to \$75,000 and decreases the allocation for Saltworks to fund a toilet block for \$100,000.

DECISION 215/21

Moved Cllr Annie Browning, seconded Cllr Michael Symons that Council redistributes funds within the LRCIP Grant Round 3 to allocate \$301,174 to pavement renewal and sealing works on Charles Street Orford, Alma Road Orford and Nugent Road Buckland; \$35,000 to Cricket practice nets at Swansea; \$15,000 to a shelter at the Triabunna Marina and increases the allocation for Swansea Courthouse to \$75,000 and decreases the allocation for Saltworks to fund a toilet block for \$100,000.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 5/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

Cllr Cheryl Arnol raised a point of order in relation to Mayor Robert Young as the discussion was not relevant.

Cllr Keith Breheny returned to the meeting at 4.53pm.

The Mayor advised Cllr Keith Breheny of the outcome of Council's decision in respect to Agenda item 8.6.

8.7 2022-23 Financial Plan Consultation Processes

Author: Director Works and Infrastructure (Mr Peter Porch)

Responsible Officer: General Manager (Mr Greg Ingham)

ATTACHMENT/S

Nil

PURPOSE

This report is for information on consultation processes associated with the Long-Term Financial Plan and rating determinations for the 2022-23 financial year. The process outlined in this report is in response to feedback received following the rating changes and increases associated with the 2021-22 financial year and seeks to improve communication between Council and the community.

BACKGROUND/OVERVIEW

Council determinations relating to the Long-Term Strategic Goals of Council and annual rate settings have the capacity to significantly impact property owners. While Council strives to manage costs and be efficient in delivery of services the full impact of the financial requirements to renew Infrastructure in parallel with the rate of asset aging and condition decline places pressure on the current rating level.

Any proposed change in the Long-Term Financial Plan of Council, and information which influences and informs these proposals should be adequately communicated with consultation and feedback opportunities provided to the ratepaying constituents of the municipal area.

To that end it is proposed to implement a communication strategy to inform Councillors and the community of the financial situation of Council and enable an informed decision to be made about the level of rates in future years.

Information to be provided

The Long-Term Financial Plan is informed by Council's financial position. The financial position is determined by cash at hand, borrowings and loan repayments, income from rates, grants, fees and charges and the suite of asset management plans which informs of asset renewal liabilities.

In 2020-21, Council undertook the development of comprehensive asset management plans and the development of a Long-Term Financial Plan. These were developed shortly before the setting of rates for the 2021-22 financial year and provided little time for communicating the need for immediate action to address the asset backlog that had developed over many years through insufficient renewal programs.

Information developed through this process will be provided in the consultation process so the community is aware of the drivers for rate increases and the long term impact of possible changes to rate levels.

In summary this information will comprise:

- Background information on asset renewal principles in simple terms
- The asset backlog position in financial terms
- The ratios that provide the picture of a council's financial sustainability
- The targets for the respective ratios that are required to be achieved for sustainability
- Models of rate level increases and how over time these achieve the required ratios for sustainability

Providing this information will inform the community about what is required for the sustainability of council. In turn, Councillors will be able to discuss at various opportunities the options with constituents across the municipal area and form a view about future decisions relating to rating.

Communication Methodology

There are numerous opportunities which need to be taken over the period from now to the budget approval at the end of this financial year, to ensure the community is informed. The following methods of communicating the information and seeking comment from the community are proposed for this process:

- Council workshop November – for background information to Councillors ahead of the consultation process
- Council meetings (Monthly) – for information reports to be placed on record for public information
- Community Connect Sessions in December 2021 – face to face public meetings with Councillors and staff and the general public. Opportunities to present information and interact with community members – to field questions and provide answers on the issues.
- Articles in SeaSpeak
- Community Connect Sessions June 2022 – Final face to face information sessions on the background information
- Newspaper advertising sessions – Information to be provided on session locations and times
- Facebook and website – Information to be provided on session information and times
- Recorded information presented at Community Connect session for those who can't attend the sessions – available on Council's website in conjunction with the December consultation sessions.
- Survey online to collect direct feedback from community members

Council will accept submissions throughout the consultation period and give due consideration to any received in its review of the Long-Term Financial Plan and the budget development and adoption process for 2022-23.

STRATEGIC PLAN

Key Foundation/s

1. Our Governance and Finance

What we plan to do

Set realistic budgets and monitor income and expenditure closely

How we'll measure success (by end of 2022)

Asset Sustainability Ratio of 100%

STATUTORY IMPLICATIONS

Local Government Act 1993

Section 20. Functions and Powers of Councils (2)

(c) develop, implement and monitor procedures for effective consultation between the council and the community;

(d) inform the community of its activities and provide reasonable opportunities for involvement in those activities;

BUDGET IMPLICATIONS

Public consultation on the Long-Term Financial Plans will assist to inform annual budget setting and rating determinations.

RISK CONSIDERATIONS

The financial sustainability of Council is at risk with present asset sustainability well below the adopted target ratio.

There is a risk that the general public are not aware of the nature and origin of Council's financial position. The facts need to be communicated to the public in a coordinated and open way to ensure the general public have an understanding of the rating pressures at play.

OFFICER'S COMMENTS

Through the Performance Improvement Direction and the subsequent development of statutory plans relevant to the financial circumstances of Council, it is now known what the financial position of Council is.

This position is not well or widely understood within the community. Council has an opportunity to provide information to the community on the actual long term financial position of Council to educate and inform as a first step in community consultation.

Once information is widely provided the environment for a useful and productive consultation with the community is produced and will assist council to hear the community voices and respond with appropriate leadership to determine a position for rating for the 2022-23 financial year and review of the Long Term Financial Plan.

This report is provided for information to Council.

RECOMMENDATION

That Council notes the information.

DECISION 216/21

Moved Cllr Cheryl Arnol, seconded Cllr Michael Symons that Council notes the information.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

9. NOTICES OF MOTION

Nil.

10. PETITIONS

Nil.

11. QUESTIONS FROM COUNCILLORS

11.1 Questions on notice by Councillors

Nil.

11.2 Questions without notice by Councillors

Nil.

11.3 Questions without notice by Councillors taken on notice – 26 October 2021

Deputy Mayor Woods

I have asked this question of this Council for many years now, and to be quite frank I am tired of:

- a) Not getting an answer at all*
- b) Not having anything done about it.*

My Question is:

Q1. *What is this Council going to do by way of the disastrous big hole that was dig for a purpose of a dam on the old Solis sight near the Tasman Highway up behind Barton Avenue?*

The water from this flows down through a natural water way beside Baring Court under Barton Avenue into the bay. This has been a disaster for that bay over many years. With the amount of, firstly topsoil and now base soil (as there is no topsoil left, it's in the bay), and again considering the amount of rain we have had this year alone, the damage that it has done to this bay and surrounds is nothing short of reprehensible. Over the time this issue has been brought to the attention of Council and the EPA with very little repair done. I do know that there was supposed to be some form of filtering system put there by way of straw bales, but I feel in my unqualified opinion that they have been an abject failure.

Have Council or the EPA taken the time to investigate and to enforce the repatriation of this failed dam?

With all due respect, I just hope that I and concerned residents get a favourable answer and not be fobbed off again.

Response from General Manager, Greg Ingham

Following concerns raised from the community, Council Officers arranged an onsite meeting with the site manager and owner on 14 July 2021. At this meeting Officers were shown the current soil and water management controls that have been implemented onsite. This consisted of channels and gabions, settling basins and sediment fencing. Due to previous widescale clearing of the extensive site area that occurred many years ago, and the fact the soil type consists of fine clay, this is an extremely difficult site to prevent sediment from leaving the site.

It was agreed onsite that further works would be undertaken to assist with the controls. This included

- De-silting the sediment basin
- Installing a rock spill/ filter
- Replacement of sediment fencing.

Without the site being fully developed it will be virtually impossible to prevent the fine silt being completely contained on the site. Officers will continue to monitor the situation and audit the works periodically to ensure compliance. In addition, Officers are working with the developer to progress the works on the site.

12. CONFIDENTIAL ITEMS (CLOSED SESSION)

In accordance with the requirements of the Local Government (Meeting Procedures) Regulations 2015, the Mayor is to declare the meeting closed to the public in order to discuss the following matter/s:

Item 1: Minutes of Closed Session – Ordinary Council Meeting held on 26 October 2021

As per the provisions of regulation 15 (2) (a) and (d) of the *Local Government (Meeting Procedures) Regulations 2015*.

RECOMMENDATION

That Council moves into closed session at (Time:).

DECISION 217/21

Moved Cllr Keith Breheny, seconded Cllr Michael Symons that Council moves into closed session at 4.56pm

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY 6/0

For: Mayor Robert Young, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons

Against: Nil

The Mayor confirmed that the recording of the meeting was terminated and the microphones were switched off.

13. CLOSE

The Mayor declared the meeting closed at 5.00pm.

CONFIRMED as a true and correct record.

Date:

Mayor Robert Young