



**GLAMORGAN
SPRING BAY
COUNCIL**

ORDINARY COUNCIL MEETING AGENDA

TUESDAY 23 APRIL 2024

2:00 PM

Council Chambers, Triabunna

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 and present.

NOTICE OF MEETING

Notice is hereby given that the next Ordinary Council Meeting of the Glamorgan Spring Bay Council will be held at the Triabunna Council Offices on Tuesday 23 April 2024, commencing at 2:00 pm.

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 April 2024



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 to welcome Councillors and staff and declare the meeting open at [time].

1.1 Present

1.2 Apologies and Leave of Absence

1.3 In Attendance

1.4 Late Reports

(Motion to receive required)

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.*

2 CONFIRMATION OF MINUTES

2.1 Ordinary Meeting of Council - 26 March 2024

RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on 26 March 2024 at 2:00pm be confirmed as a true and correct record.

2.2 Date and Purpose of Workshop(s) Held

TUESDAY 9 APRIL 2024

In accordance with the requirement 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 4.45pm on Tuesday 9 April 2024 at the Council Offices, Triabunna.

Present:

Mayor Cheryl Arnol
Deputy Mayor Michael Symons (via remote video conference)
Clr Rob Churchill
Clr Neil Edwards
Clr Kenneth Gregson (via remote video conference)
Clr Carole McQueeney
Clr Jenny Woods

Apologies:

Clr Robert Young

In Attendance:

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

Guests

- Grace Keath (East Coast Tourism)
- Jon Cooper (Tasmanian Police)

Agenda

- Presentation by East Coast Tourism
- Presentation by Tasmania Police
- Beattie Avenue Land Sale
- DRAFT Dog Management Policy
- Climate Change Plan
- Request to name gallery after past Curator

TUESDAY 16 APRIL 2024

In accordance with the requirement 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 April 2024 at the Council Offices, Triabunna.

Present:

Mayor Cheryl Arnol
Deputy Mayor Michael Symons (via remote video conference)
Clr Rob Churchill
Clr Neil Edwards
Clr Kenneth Gregson
Clr Carole McQueeney
Clr Jenny Woods

Apologies:

Clr Robert Young

In Attendance:

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

Guests

Nil.

Agenda

- Capital Works Draft Budget 2024-25
- Community Consultation - stage 2
- SA2023/00030 at 1 Franklin St and 10 Victoria St, Triabunna for a 2-lot subdivision and 36 multiple dwellings
- Review of Councillor Allowances & Expenses Policy
- Marine Infrastructure Section 24 Committee - Terms of Reference
- Code for Tenders and Contracts
- Asset Management Policy
- Waste Management Policy
- Unsealed Roads Policy

RECOMMENDATION

That Council notes the information.

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) Regulations 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 Questions 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.

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].

4.1 SA2023/00030 - 1 Franklin Street & 10 Victoria Street, Triabunna - 2 Lot Subdivision and 36 Multiple Dwellings

Proposal:	2 Lot Subdivision and 36 Multiple Dwellings
Applicant:	All Urban Planning
Application Date:	22 December 2023
Statutory Date:	01 May 2024
Planning Instruments:	Tasmanian Planning Scheme - Glamorgan Spring Bay
Zone:	8.0 General Residential Zone
Codes:	C2.0 Parking and Sustainable Transport Code; C3.0 Road and Railway Access Code; C13.0 Bushfire-Prone Areas Code
Specific Area Plans:	N/A
Use:	Residential
Development:	Subdivision of the existing two lots to create one lot for 36 multiple dwellings and one lot for the existing church
Discretions:	8.4.2 - units outside of building envelope 8.4.3 – location of private open spaces areas 8.6.1 - frontage width less than 12m C2.6.5 – internal pedestrian access C3.5.1 - new access to Franklin Street
Representations:	3
Attachments:	1. SA 2023/030 Exhibited Documents [4.1.1 - 235 pages] 2. Redacted representations [4.1.2 - 8 pages]
Author:	James Bonner, Senior Planner

Executive Summary

Planning approval is being sought for a subdivision of 2 lots to create one lot for 36 multiple dwellings and one lot for the existing church with a new access for the multiple dwellings off Franklin Street. The application was advertised from 08 February 2024 to 23 February 2024. During the representation period three (3) submissions were received objecting to the proposal. The report assesses the proposal against the standards of the relevant zone, codes and considers the issues raised in the representations. The Planning Authority must consider the planner's recommendations and the matters raised in the representations and make a final determination by 01 May 2024.

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 to subdivide the existing two lots to create one lot for the proposed 36 multiple dwellings with access from Franklin Street and the other lot to contain the existing church and associated buildings and future parking area. The church lot will gain access from the cul-de-sac at the end of Franklin Street.

It is noted that the applicant has proposed a revised access onto Franklin Street to address concerns raised by Council staff and representors around the proximity of the proposed driveway to the existing driveway on the adjoining lot at 7 Franklin Street.



Figure 1 –Site Plan



Figure 2 – Proposed revised site plan – Change circled

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

There are no previous applications for 10 Victoria Street.

Recent applications for 1 Franklin Street are as follows:

- DA2013/00056 – Outbuilding and additions
- DA2021/00239 – Signage
- DA2023/00262 – Accessibility ramp
- DA2024/00002 – Extension to church and conversion of rectory

6. Site Description

The subject site, located on the western edge of Triabunna, encompasses 1 Franklin St and 10 Victoria Street and has a total area of approximately 2ha. 10 Victoria St is vacant land and does not have road frontage. 1 Franklin Street is developed with a church (St Marys), rectory and outbuildings with the majority of the land being undeveloped. The subject site adjoins the Tasman Hwy to the west and developed residential land to the north and east. Triabunna District School is located on the opposite of Franklin Street to the south.

The site is substantially cleared of native vegetation with some scattered trees throughout with pasture/grass being the dominant vegetation. The site is relatively flat with a gentle grade towards the highway.



Figure 3 – Location Source: LISTMap



Figure 4 – Subject site Source: Google Earth

The Google Earth image was used to show the location of the house on the adjoining lot (7 Franklin Street) which is not shown in figure 3 due to the age of the photo.

7. Planning Instruments

Tasmanian Planning Scheme – Glamorgan Spring Bay

8. Easements and Services

The site is serviced by stormwater, sewer, water and electricity. There is a drainage easement benefiting 10 Victoria Street however the plans do not show this being utilised.

9. Covenants

There are no covenants shown on the title documents.

PART TWO

10. Meeting the Standards via Acceptable Solution

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

- 8.0 General Residential Zone
- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C13.0 Bushfire-Prone Areas Code

All standards were met by acceptable solution excepting those identified below which were assessed against the applicable performance criteria.

11. Meeting the Standards via Performance Criteria

The standards below could not meet the Acceptable Solution criteria and have been assessed against the relevant Performance Criteria

- 8.4.2 - units outside of building envelope
- 8.4.3 – location of private open spaces areas
- 8.6.1 - frontage width less than 12m
- C2.6.5 – internal pedestrian access
- C3.5.1 - new access to Franklin Street

PART THREE

12. Assessing the Proposal against the Performance Criteria

8.0 General Residential Zone

8.4.2 Building envelopes (A3) – The acceptable solution is that a dwelling for an internal lot must be setback more than 4.5m from the lot in front of it. Units 22 and 23 are setback less than 4.5m from the proposed church lot and as such the proposal does not comply with the acceptable solution and must meet the following performance criteria.

Performance Criteria	Planner's Response
P3 The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;	Both units will adjoin the area where the carpark is proposed for the church and will not impact on overshadowing of private open space areas or dwellings as there are no dwellings located on the adjoining church lot. There are no buildings on the church lot in this location and no solar energy installations. The dwellings are single storey and are unlikely to cause any visual impact when viewed from the adjoining property. A 1.8m fence is also proposed along this boundary which reduces

Performance Criteria	Planner's Response
<p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>	<p>any visual impact and provides privacy for the occupants of the dwellings.</p> <p>It is considered that the proposal meets the performance criteria.</p>

8.0 General Residential Zone

8.4.3 Private open space (A2) – The acceptable solution is that a private open space area for a dwelling must be only located between the dwelling and the frontage if the frontage is orientated between 30 degrees west and east of true north. The private open space areas for units 17, 18, 19, 20 and 21 are located between the dwelling and the highway frontage and do not comply with the acceptable solution and therefore must meet the following performance criteria.

Performance Criteria	Planner's Response
<p>P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>	<p>The private open space areas are conveniently located to living areas, are of a size that is capable of being used for outdoor relaxation, entertaining and children's play and are orientated to receive sunlight.</p> <p>The private open spaces areas will be separated from the highway by an acoustic fence and landscaping.</p>

8.0 General Residential Zone

8.6.1 Lot Design (A2) – The acceptable solution is that each lot must have a frontage not less than 12m. The lot for the multiple dwellings has a frontage less than 12m and as such the proposal does not comply with the acceptable solution and must meet the following performance criteria.

Performance Criteria	Planner's Response
<p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <p>(a) the width of frontage proposed, if any;</p>	<p>The lot frontage exceeds the minimum of 3.6m, is functional in that it allows for two-way movement of vehicles entering and exiting the development and is sufficient for the intended use.</p> <p>Due to the proposed relocation of the access driveway it appears that the multiple dwellings</p>

Performance Criteria	Planner's Response
<p>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(c) the topography of the site;</p> <p>(d) the functionality and useability of the frontage;</p> <p>(e) the ability to manoeuvre vehicles on the site; and</p> <p>(f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.</p>	<p>lot will likely have a 12m wide frontage and therefore meet the acceptable solution.</p> <p>It is considered that the proposal meets the performance criteria.</p>

C2.0 Parking and Sustainable Transport Code

C2.6.5 – Pedestrian access (A1.1) – The acceptable solution is that a use that requires 10 or more parking spaces must have a 1m wide footpath that is separated from the accessway by a minimum of 2.5 or is provided with protective devices such as bollards. The proposed footpath does not comply with the acceptable solution and therefore must meet the following performance criteria.

Performance Criteria	Planner's Response
<p>P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the nature of the use;</p> <p>(c) the number of parking spaces;</p> <p>(d) the frequency of vehicle movements;</p> <p>(e) the needs of persons with a disability;</p> <p>(f) the location and number of footpath crossings;</p> <p>(g) vehicle and pedestrian traffic safety;</p> <p>(h) the location of any access ways or parking aisles; and</p> <p>(i) any protective devices proposed for pedestrian safety.</p>	<p>A footpath is proposed from Franklin Street along the driveway and throughout the development. The site will be a low-speed environment for vehicles accessing the residential development, the footpath is suitable for the residential use and allows residents and visitors to walk around the development without having to walk on the internal driveways.</p> <p>A Traffic Impact Assessment was submitted with the application that assessed traffic movements and the pedestrian access.</p> <p>It is recommended that any permit include a condition that requires low level lighting for visitors and pedestrians throughout the development.</p> <p>As a result of the proposed change to the alignment of the access from Franklin St the footpath has been relocated to the eastern side of the driveway to enable pedestrians to access the development without having to cross the driveway.</p>

Performance Criteria	Planner's Response
	It is considered that the proposal meets the performance criteria.

C3.0 Road and Railway Assets Code

C3.5.1 – Traffic generation (A1.2) – The acceptable solution is that written consent for a new crossing has been issued by the road authority. Prior written consent was not obtained and therefore the proposal does not comply with the acceptable solution and must meet the following performance criteria.

Performance Criteria	Planner's Response
<p>P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ul style="list-style-type: none"> (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority. 	<p>The development will increase traffic on Franklin Street, however it is considered that the road and local network has capacity to accommodate the additional traffic.</p> <p>Concern was raised about the proposed access being located next to the existing access to the adjoining property and the impact this may have on pedestrian and traffic safety from vehicles entering and exiting both properties.</p> <p>Following discussions with the applicant, traffic consultant and Council staff the driveway is proposed to be moved further west at the junction with Franklin Street to provide increased separation between the two driveways. The change in the location of the footpath would also improve the operation of the driveway entrance.</p> <p>The applicant considered an alternative access via the western side of the church however this was not considered suitable and would impact on the proposed carpark for the church and community uses.</p> <p>Subject to the driveway being relocated as proposed it is considered that the proposal meets the performance criteria.</p>

13. Referrals

The application was referred to Heritage Tasmania, TasWater, TasNetworks and Council's Infrastructure Department. Advice and recommendations were received from each referral agency.

14. Representations

The application was advertised for two weeks from 08 February to 23 February 2024. During the representation period three (3) submissions were received objecting to the proposal. A summary of concerns raised related to planning matters and responses, are included in the Table below. The complete submissions are included in the attachments to the report with personal details redacted for privacy reasons.

Traffic	Response
<p>1. Increased traffic and safety concerns relating to sight distances when accessing or leaving the property due to the location of the driveway for the development.</p> <p>2. The traffic impact assessment states that traffic will access the site via right in and left out manoeuvres. This will be extremely dangerous giving normal driving patterns.</p> <p>3. Traffic volumes in the road are not as high as the traffic assessment states.</p> <p>4. An alternative access could be considered via land on the western side of the church.</p> <p>5. The access is located opposite the local district school and the school's driveway for their bus and trailer excursions. Have safety measures been met as far as children's safety with school pickup / drop off.</p>	<p>1. In discussion with Council staff the applicant has agreed to move the driveway access a further 8m to the west towards the church too provide increased separation between the two access driveways.</p> <p>2. Right in left out onto the road is the normal traffic manoeuvre and is the same for other properties on the same side of the road.</p> <p>3. The additional traffic generated by the development is within the limits for a local road.</p> <p>4. The land on the western side of the church is to be utilised for a carpark for the church uses and is not suitable to also include an access for the multiple dwellings.</p> <p>5. The school pick up and drop off are located on Melbourne and Vicary Streets.</p>
Noise	Response
<p>Noise abatement has not been identified or considered apart from some informal consultation.</p> <p>There is no provision for an acoustic fence to protect residents of Melbourne Street from the increased noise from cars and residents.</p>	<p>Noise from vehicles entering or exiting a premises and from residents is not a consideration under the planning scheme.</p>
Environmental Assessment	Response
<p>There has been no consideration or environmental impact assessment of the subdivision. The area contains a number of threatened or vulnerable species.</p>	<p>The property is not identified as containing priority vegetation under the Natural Assets Code and therefore an environmental assessment is not required. Potential impacts on threatened species are managed under the <i>Tasmanian Threatened Species Protection Act, 1995</i>.</p>

Aboriginal Cultural Heritage	Response
There has been no assessment of Aboriginal cultural heritage.	There is no requirement to undertake an assessment at the planning stage. If Aboriginal cultural material is encountered during surface disturbance the proponent is required to stop work and contact Aboriginal Heritage Tasmania.
Footpaths	Response
There is no footpath in front of the rectory and down to the church. With the increased pedestrians and extension to the church this should be provided.	There is no requirement for the development to provide a footpath in front of the rectory and church extension which is not connected to the proposal for the multiple dwellings.
Overshadowing of property	Response
There has been no consideration given to shading of our property. Unit has a significant impact in relation to shading as per the shading maps.	The shadow diagrams show that unit 1 mostly overshadows the shed located at the rear of 7 Franklin Street and does not overshadow the dwelling or a private open space area that would cause an unreasonable loss of amenity.
Maps and plans	Response
The maps and plans are outdated and do not show the buildings at 7 Franklin Street.	While the plans do not show the buildings on 7 Franklin Street, sufficient information was available to undertake the assessment to determine overshadowing impacts and impacts on the access to the property.
Infrastructure	Response
Concerned with water, sewer and stormwater being able to supply and cope with the additional demand.	The application was referred to TasWater who provided their conditions and did not raise any concern with supply. Any permit will include the TasWater requirements and conditions relating to the provision of stormwater infrastructure.
Lighting	Response
A street light and adequate lighting should be provided to the access road for pedestrian and vehicle safety.	Recommended that any permit issued includes a condition to provide low level lighting throughout the development to provide lighting for pedestrians.

15. Conclusion

The assessment of the application taken in association with the representations received has identified that the proposal satisfies the relevant provisions of the Tasmanian Planning Scheme - Glamorgan Spring Bay and therefore the application is recommended to be approved subject to the recommended conditions.

16. Recommendation

That:

Pursuant to section 57 of the Land Use Planning and Approvals Act 1993 and the Tasmanian Planning Scheme – Glamorgan Spring Bay, SA2023/00030 at 1 Franklin Street, Triabunna (125278/1) and 10 Victoria St, Triabunna, (21056/6) for a 2 lot subdivision and 36 multiple dwellings be approved with the following conditions:

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. Use and development must comply with the requirements of TasWater specified by 'Submission to Planning Authority Notice' reference number TWDA 2024/00080-GSB, dated 23/01/2024 and attached to this permit.

Notice of Heritage Decision

3. The Heritage Council has granted consent for the proposed works under section 39(6)(b) of the *Historic Cultural Heritage Act, 1995*. The works are to be undertaken in accordance with the conditions contained within the attached Notice of Heritage Decision dated 24 February 2024.

Noise Mitigation

4. Noise mitigation measures for the eight units located adjacent to the Tasman Hwy are to be undertaken and completed in accordance with the recommendations in the Noise Impact Assessment, by Noise Vibration Consulting, Ref 23097, dated 23 September 2023.

Final Plan

5. A final approved plan of survey and schedule of easements as necessary, must be submitted to Council for sealing. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.

6. All land noted as roadway, footway, and open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.
7. The final plan of survey must include easements over all drains, pipelines, wayleaves and services to the satisfaction of Council's Municipal Engineer.
8. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.

Bushfire Certification

9. Prior to sealing the Final Plan of Survey or execution of the Schedule of Easements and associated documents, certification must be provided from an accredited bushfire practitioner that all recommendations and requirements of the Bushfire Hazard Report by Autumn Leaves Consulting, Report Ref. ALC-BFM 2023/71, Ver 1.2, dated 7 November 2023 have been implemented and complied with.

Environment Management

10. The mature pine trees proposed for retention must be protected in accordance with the requirements of the Notice of Heritage Decision.
11. All work must be generally in compliance with the Tasmanian Coastal Works Manual, available at. <https://dpiwwe.tas.gov.au/conservation/coastal-management/managing-the-coast/tasmanian-coastal-works-manual>
12. The developer must implement a soil and water management plan (SWMP) to ensure that soil and sediment does not leave the site during the construction process and must provide a copy of the SWMP to Council's General Manager prior to the commencement of works.
13. Erosion and sedimentation measures, such as sediment fences and settlement pits, are to be installed and maintained on the lower side of each lot and outside the Waterway and Coastal Protection Area during all works on the site. These works are to comply with a Stormwater Management Plan developed for the site.
14. No top soil is to be removed from the site unless otherwise agreed to in writing by Council's General Manager.
15. All vehicles and equipment associated with construction of the development and/or operation of the use must be cleaned of soil prior to entering and leaving the site to minimise the introduction and/or spread of weeds and diseases to the satisfaction of Council's General Manager.
16. Suitable barriers must be erected during the construction of the development to ensure native vegetation that must be retained is not damaged during construction works.

Engineering

17. The subdivision must be carried out in accordance with the Tasmanian Subdivision Guidelines October 2013 or as otherwise agreed by Council's General Manager or required by conditions of this permit.
18. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's General Manager, these drawings must be submitted to and approved by the Glamorgan Spring Bay Council before development of the land commences. The detailed engineering drawings must show the following:

- a) all existing and proposed services required by this permit;
- b) all proposed stormwater infrastructure.
- c) all existing and proposed roadwork required by this permit;
- d) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
- e) measures to be taken to limit or control erosion and sedimentation;
- f) any other work required by this permit.

Advice: Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

19. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.
20. Unless approved otherwise by Council's General Manager the internal driveway must include -
 - a) Fully sealed paved and drained carriageway with a minimum width of 5.5m
 - b) Reinforced concrete footpath 1.20 metres wide with low level lighting;
 - c) Underground stormwater drainage; and
 - d) Telecommunications and electrical reticulation in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.
21. Kerb ramps for the internal footpaths must be provided to accommodate the needs of people with disabilities in accordance with standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.
22. A reinforced concrete vehicle access must be provided to each lot and located and constructed in accordance with the standards shown on standard drawings TSD-R09-v3, Urban Roads TSD-R06-v3 and TSD-RF01-v1 Guide to Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's General Manager.

Advice: Prior to commencement of any works, the developer must obtain a Works in Road Reserve Permit for any works within the road reserve and for the connection into a Council stormwater network. <https://gsbc.tas.gov.au/wp-content/uploads/2016/06/Work-Within-Road-Reserve-Permit.pdf>

Internal driveway and parking areas

23. To the satisfaction of the Council's General Manager, internal driveways and areas set aside for vehicle parking and associated access and turning must have a sealed surface of asphalt, concrete or equivalent approved by Council's General Manager and be drained to a stormwater system to avoid unreasonable impact to adjoining land. The layout must be in accordance with Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking.

Landscaping

24. The access driveway verge must be landscaped by trees or plants in accordance with a landscape plan prepared by a landscape architect or other person approved by Council, and submitted to Council for endorsement with the engineering drawings. The landscape plan must show the areas to be landscaped, the form of landscaping and the species of plants.

Drainage

25. A Stormwater Management Report must be submitted along with engineering drawings, and:

- a) The report must be undertaken in accordance with the recommendations and procedures contained in the Australian Rainfall and Runoff 2019 Guidelines, and in particular Book 6, Chapter 7: Safety in Design Criteria and Book 9, Chapter 6: Modelling Approaches. This report, and any associated designs, must clearly show that the proposed minor drainage system within the subject property, extending into, and replacing the existing public stormwater system must be designed to accommodate a storm with an ARI of 20 years, when the land serviced by the system is fully developed. This report, and any associated designs, must also clearly show that the proposed major stormwater drainage system is designed to accommodate a storm with an ARI of 100 years (inclusive of climate change);
- b) The report must be prepared and certified by an experienced and licensed practicing Civil Engineer.
- c) Any measures required by the report to ensure that a tolerable risk for the development from flooding is achieved and there is no increase in risk from flood for adjacent land must be included in the engineering design drawings and implemented prior to the sealing of the Plan of Survey for any stage of the subdivision; and
- d) To the satisfaction of Council's General Manager.

26. The developer must provide a piped stormwater property connection to each building capable of servicing the building and adjacent paved surface areas by gravity in accordance with Council standards and to the satisfaction of Council's General Manager.

27. The developer is to provide a major stormwater drainage system designed to accommodate a storm with an ARI of 100 years.

Advice: The proposed roadway intercepts stormwater runoff from the existing roadway and from the upper catchment. It will be necessary for the development to address how the 1% AEP climate change flows intercepted and generated by the subdivision will be directed safely downstream.

28. The developer must provide a piped minor stormwater drainage system designed to comply with all of the following:

- a) be able to accommodate a storm with an ARI of 20 years, when the land serviced by the system is fully developed;

- b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.
29. To enable inspection and future maintenance, the size of underground pipes to be adopted as part of the public stormwater system must be a minimum of 225mm diameter.
30. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with, and meet the treatment targets specified within, the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania and to the satisfaction of the Council's General Manager.

Alternatively, the developer may, at the discretion of Council's General Manager, make a financial contribution to Glamorgan Spring Bay Council for the provision of stormwater treatment downstream of the proposed subdivision. The value of the contribution must be equal to the cost of implementing on site treatment as agreed by Council's General Manager. Where partial treatment is provided on site a proportional contribution may be considered. The contribution must be paid prior to sealing the Final Plan of Survey.

Construction

31. The subdivider must provide not less than forty-eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
32. The subdivider must provide not less than forty-eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring hold point inspection by Council unless otherwise agreed by the Council's General Manager.
33. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.
34. 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) Promptly pay the costs associated with any alteration, extension, reinstatement, and repair or cleaning of Council infrastructure, public land or private property;
 - d) Ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage;
 - e) Provide a commercial skip (or similar) for the storage of construction waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

Sealing of Final Plan

35. Prior to Council sealing the final plan of survey all outstanding works and maintenance required by this permit must be lodged with the Glamorgan Spring Bay Council. The security must be in accordance with section 86(3) of the Local Government (Building & Miscellaneous Provisions) Council 1993. The amount of the security shall be determined by the Council's General Manager in accordance with Council Policy following approval of any engineering design drawings.

Advice: The minimum bond amount required during the maintenance and defects liability period is to be no less than 5% of the agreed value of the works. The developer is to enter into a formal Maintenance Bond Deed of Agreement with Council.

36. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
37. A Letter of Release from each authority confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed, must be submitted to Council prior to the sealing of the Final Plan of Survey.
38. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

Telecommunications and Electrical Reticulation

39. Underground electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.

'As constructed' Drawings

40. Prior to the works being placed on the maintenance and defects liability period an 'as constructed' drawings with CCTV footage of all engineering works provided as part of this approval must be submitted to Council to the satisfaction of the Council's General Manager. These data must be prepared by a qualified and experienced civil engineer or other person approved by the General Manager in accordance with Council's *Guidelines for As Constructed Data*.

Maintenance and Defects Liability Period

41. Works within the road reserve are subject to a twelve-month maintenance and defects liability period commencing from the date of the submission of the notice of completion of works in accordance with the approved engineering plans and permit conditions.
42. If Water Sensitive Urban Design elements provided as part of the subdivision, then WSUD elements are to be placed on an extended maintenance and defects liability period to be determined at the detailed design stage, but not less than twenty-four (24) months.
43. Prior to placing the subdivision onto the twelve-month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.
44. Erosion and sedimentation measures, such as sediment fences and settlement pits, are to be installed and maintained on the lower side of each lot during all works on the site and for the entire Defects Liability Period. These works are to comply with the approved Soil and Water Management Plan developed for the site.

The following advice is provided for information and assistance only and imposes no direct obligation on the developer.

- 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. The permit does not take effect until 15 days after the date that it was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the *Land Use Planning and Approvals Act 1993*.
- d. 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 the Council Senior Planner or otherwise extended by written consent.
- e. 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.
- f. 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.
- g. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- h. 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.
- i. The following legislation may impose obligations that affect the approved or use development. This legislation is separate to the planning scheme and as such has not been considered by the Planning Authority in granting this permit. You may wish to obtain your own independent advice or discuss with the relevant Government department:
 - *Aboriginal Relics Act 1975* (Tasmanian)
 - *Threatened Species Protection Act 1995* (Tasmanian)
 - *Weed Management Act 1999* (Tasmanian)
 - *Environment Protection and Biodiversity Conservation Act 2000* (Commonwealth)
 - *Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2014* (Tasmanian)
- j. The *Environmental Management & Pollution Control (Distributed Atmospheric Emissions) Regulations 2007* prohibit backyard burning in incinerators or in the open on lots less than 2000m² and the burning of plastics, and other non-wood or non-vegetative material.
- k. Sealing of a final plan of survey is subject to a prescribed Council fee. Please refer to www.gsbc.tas.gov.au for the fee current at the date of lodgement of the final plan or survey.
- l. Land Title Office fees must be paid directly to the Recorder of Titles.

- m. The developer is responsible to ensure that all necessary inspections are undertaken before proceeding past mandatory inspection points as detailed in the Tasmanian Subdivision Guidelines. A minimum of two full working days' notice must be provided to ensure Council can inspect at the requested time.
- n. The Final Plan of Survey will not be sealed until all works required by this permit are complete.
- o. The Final Plan of Survey is inclusive of any schedule of easement and Part 5 Agreement.
- p. Construction 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.
- q. Through the act of granting this permit the Glamorgan Spring Bay Council is not and is in no way to be construed as making any representation, providing any advice, issuing any guarantee or giving any assurance to any person or entity regarding the impact or potential impact of the effects of climate change on the proposed use and/or development or the subject land generally. It is the sole responsibility of the applicant and/or the land owner to investigate and satisfy themselves as to the impact or potential impact of the effects of climate change on the proposed use and/or development and the subject land generally.
- r. The applicant is advised to contact Aurora Energy on 1300 137008 to ensure that the works do not impede on existing electricity easements and to ensure that proposed works are at a safe distance from powerlines.
- s. The applicant is advised to refer to the Tasmanian Coastal Works Manual while undertaking development. <https://dpipwe.tas.gov.au/conservation/coastal-management/managing-the-coast/tasmanian-coastal-works-manual>
- t. In the event that any suspected Aboriginal cultural material is encountered during surface or sub surface disturbances associated with development of the site, then the activity creating the disturbance should cease immediately, and Aboriginal Heritage Tasmania must be informed to enable further assessment of the situation. Go to <https://www.aboriginalheritage.tas.gov.au> for further assistance.

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].

5 FINANCIAL REPORTS

5.1 Financial Report for March 2024

Author: Director Corporate & Community (Elysse Blain)

Responsible Officer: Director Corporate & Community (Elysse Blain)

ATTACHMENT/S

1. Group Financial Statements 2024-03 [5.1.1 - 5 pages]

BACKGROUND/OVERVIEW

The financial reports for the period ended March 2024 as attached to this report are presented for the information of Council.

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.	Minor	Likely	Medium	By not adopting the recommendation Council is not endorsing the financial reports for the period ending March 2024. Council needs to endorse.

OFFICER'S RECOMMENDATION

That Council receives and notes the Financial Reports as attached to this report for the period ended March 2024.

6 SECTION 24 COMMITTEES

Nil.

7 INFORMATION REPORTS

7.1 Director Works and Infrastructure - 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; Buildings, Coastal Infrastructure and Cemeteries.

OFFICER'S 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 as described throughout this report.

Tasks are underway to collect data on new (donated assets) from subdivision and council projects for updating of the asset registers at end of financial year (EOFY).

Indexation of asset values for the EOFY has been provided to council by our asset management consultants with the following valuation increases applicable by class:

Asset Class	Last Comprehensive Revaluation	Next Comprehensive Revaluation	Cumulative Rate including current year	Current Year Rate
Roads	2022/2023	2027/2028	6.71%	6.71%
Bridges	2022/2023	2027/2028	8.12%	8.12%
Footpaths and cycleways - Footpaths	2022/2023	2027/2028	5.53%	5.53%
Footpaths and cycleways – Kerb and Gutter	2022/2023	2027/2028	3.03%	3.03%
Drainage	2022/2023	2027/2028	9.37%	9.37%
Sewer	2022/2023	2027/2028	9.37%	9.37%

Revaluations are triggered when the cumulative values exceed 10%, meaning next year some asset classes will be required to be revalued.

As deduced from the table above, the ever-increasing value of assets impacts the reliability of the Long-Term Financial Plans (LTFP) figures. From the time of adoption of the LTFP, the value of assets has increased in the order of 21%. That means the renewal values for the 2024-25 budget need to reflect a 21% increase to be current.

CONSULTANT SERVICES

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

- Hydraulic engineering – catchment modelling
- Project Management
- Civil engineering permit conditioning
- Fire Management – Dolphin Sands
- Building Surveying
- Bridge Inspections
- Asset Data Base & associated Financial Statements

OPERATIONAL WORKS

ROADS, BRIDGES, FOOTPATHS, KERBS

- 4 unsealed road inspections completed for March.
- Approximately 4 tonnes of coldmix repairs completed for the month of March.
- Flacks Rd, Coles Bay maintenance grade- completed
- River & Rocks Rd, Coles Bay maintenance grade- completed
- West Shelly Rd cul-de-sac repairs- scheduled.
- Brockley Rd seal repairs – scheduled for April
- Roadside spraying of sealed and unsealed roads- ongoing
- Roadside spraying contract for State Growth- underway.
- Reach Slashing of roadsides not accessible to deck slashing- Orford/Triabunna/Buckland completed. Swansea area scheduled for 18th March 2024.
- Ferndale Rd, Bicheno maintenance grade- 90% completed.
- Rosedale Rd, Bicheno maintenance grade- scheduled for April.
- Courland Bay Rd (Council section)- April/May
- Pot holing of unsealed section of Rheban Rd and Earlham Rd- completed.
- Pot holing of Twamley Road- completed.
- Nugent road seal repairs completed.
- Seal repairs under contract maintenance corner Tasman Hwy and Alma Road being scheduled.
- Numerous subdivision inspections across the whole municipality- Ongoing

STORMWATER, DRAINAGE

- Open drain and culvert/cross over maintenance- ongoing across municipality
- End of East Shelly Rd, stormwater extension to foreshore at Luther Pt to mitigate property flooding- pushed back to April 2024.
- Rheban Rd, Spring Beach drain cleaning and rock lining- completed.
- Upgrade of existing side entry pits and new discharge pipework at 80 Burgess St, Bicheno (outside Silver Sands)- scheduled for April.
- Upgrade of pits/pipes in Morrison St, Bicheno- April 2024.

WASTE MANAGEMENT

- Winter Schedule for opening commences Monday April 29th.
- Screening of soil/material at Swansea WTS to produce usable topsoil- completed.

PARKS, PLAYGROUNDS, RESERVES, WALKING TRACKS, CEMETERIES

- 14 playground inspections completed for March
- Walking track between Erica Crt and Riverside Drive re-sheeting- currently been planned.

MARINE INFRASTRUCTURE

- Reclaimed material from dredging loosely spread on eastern side of marina. Once dry enough to support heavy plant the area will be neatly formed and seeded.
- Marina bookings, wharf charges and billings, liaison with berth holders continues as daily operations.

BUILDINGS

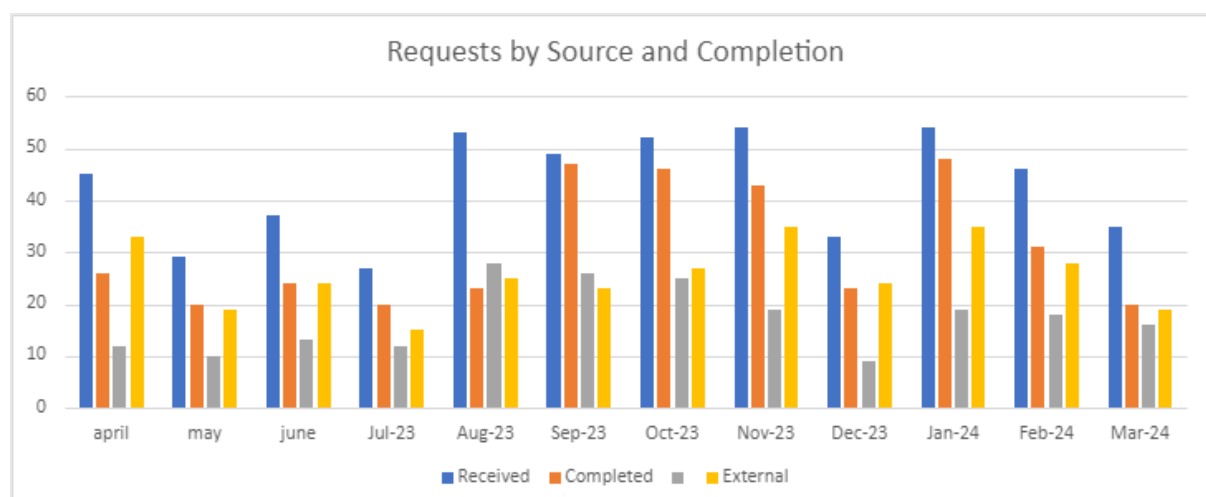
- Numerous plumbing attendances to various amenities to clear blockages and repair cisterns.
- Reviewing maintenance agreements and service contracts as they fall due.
- Replacement of auto door mechanisms at Swansea Museum.
- Investigation of cistern and drainage issues at various amenities blocks – bespoke cistern design being developed to ensure enough water is supplied to prevent frequent blockages.
- Critical maintenance painting for Museum windows scheduled.

EMERGENCY MANAGEMENT

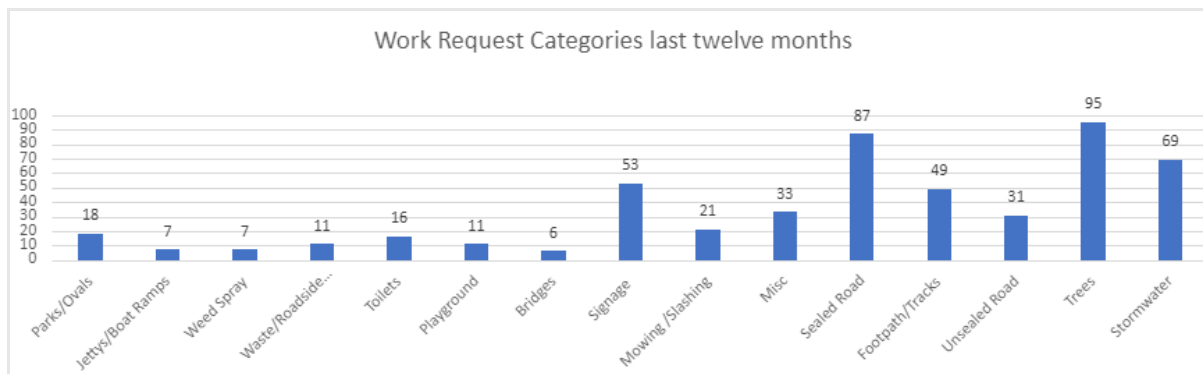
- March committee meeting held
- Participated in review of Eastern Fire Management Area Committee terms of reference.

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:

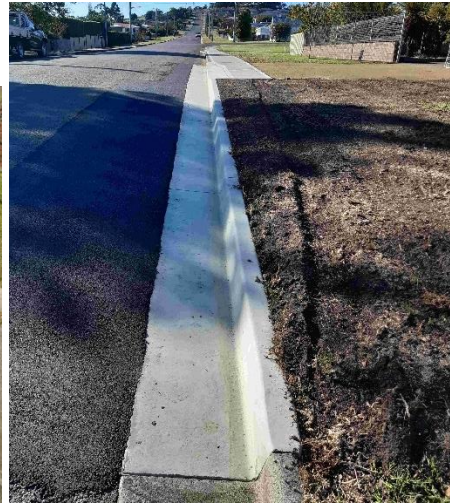


CAPITAL WORKS

- Rosedale Rd bridge 100% deck replacement. Expected completion April 2024.
- Holkham Crt downstream open drains/creek widening- completed 1 property
- Spring Beach toilet outdoor shower installation – Tank Installed. Progressing shower installation.
- Earlham Rd round culvert upgrades (2) to box culverts- completed.
- Footing and frame design for the “Loo with a view” commenced.
- Footpath/Kerb & Channel replacement - Triabunna scope 70% completed. Bicheno scope planned for April/May 2024.

Before and after photos of footpath and kerb works in Triabunna:





Grant funded

- Gulch construction works progressing with southern carpark works completed.
- Coles Bay Hall Annex - Design being amended (minor) to reflect Parks approved BAL rating.
- Coles Bay Walking track – negotiations on private lease access progressing to enable the elevated walkway section to progress.
- Bicheno Triangle – Award of Contract progressing

RESERVE BOOKINGS AND ROAD CLOSURES

- Triabunna Anzac Day Ceremony- 25th April 2024.
- Bicheno ANZAC day road closure
- Rockpool Festival- 10th March 2024.

Any 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.

RECOMMENDATION

That Council notes the information.

8 OFFICERS' REPORT REQUIRING A DECISION

8.1 Draft Structure Plans – endorsement for community consultation

Author: Director Planning & Development (Alex Woodward)

Responsible Officer: Director Planning and Development (Alex Woodward)

ATTACHMENT/S

1. DRAFT Bicheno Structure Plan [8.1.1 - 22 pages]
2. DRAFT Coles Bay Structure Plan [8.1.2 - 20 pages]
3. DRAFT Orford- Triabunna Structure Plan [8.1.3 - 23 pages]
4. DRAFT Swansea Structure Plan [8.1.4 - 22 pages]

PURPOSE

The purpose of this Agenda item is for the Council to consider endorsing draft Structure Plans for Coles Bay, Bicheno, Swansea, and Triabunna/Orford, for engagement purposes prior to their finalisation and future adoption by the Council.

BACKGROUND/OVERVIEW

Structure plans guide the future use and development of the local area for the Council and community. They provide a blueprint for future land use and development changes and can guide revisions to the planning scheme through zoning, overlays, and specific provisions.

The existing structure plans were prepared in 2014 to 2016 to provide direction for the following ten years. These documents now require revision to ensure they respond to recent trends and the future of the area, including the changes in residential settlement and tourism demand.

The structure plans consider population trends, community needs, local planning context, economic drivers, development trends, and land use demand and supply. The structure plans will also support the upcoming review of the *Southern Tasmania Regional Land Use Strategy* that provides regional level direction for development, zoning and settlement strategies across the southern region.

Structure plans provide local government with a tangible framework to implement the priorities identified for settlements at the regional level. The scope of structure plans can range from specific urban design outcomes or identifying a desired future character to high level identification of land use options and growth or identification and provision of key infrastructure. Structure plans must be based on robust data and assumptions in order to realistically set goals for the future and plan for the changes that are reasonably expected to occur.

The population of Glamorgan Spring Bay increased beyond predicted growth forecasts over the period from 2018 to 2023, consistent with the rest of Tasmania.

Council engaged ERA Planning and Environment (ERA) to review existing structure plans for Bicheno, Coles Bay, Swansea, and Orford/Triabunna, and prepare updated plans that respond to recent and expected changes.

ERA completed the following to inform development of the draft Structure Plans:

- a review of the existing structure plans;
- consultation with key State Agencies and stakeholders in State and the community;
- completion of a State of Play Report; and
- an extensive engagement program, including workshops in Orford, Triabunna, Swansea, Bicheno and Coles Bay.

The engagement period ran from 13 November until 4 December 2023 and included the following:

- Notifications: 177 email notifications were sent to key stakeholders to notify them of the engagement process;
- Website: information was provided on the Council ERA's website, including links to the online survey and relevant documents;
- Social media: Frequent posts were published via Council's Facebook page throughout the consultation period;
- Online survey: 139 responses were received via the online survey. Survey responses in full are provided at Appendix A of the Consultation Report;
- Posters: A number of posters were placed around the LGA to advertise the online survey, drop-in sessions and how people can become involved;
- Drop-in sessions: Five drop-in sessions were held, at Orford, Triabunna, Swansea, Coles Bay and Bicheno, for 2 hours each. Approximately 102 people were engaged across the five sessions. The drop-in sessions used large scale maps, and a dotmocracy activity, which can be found in Appendix B of the Consultation Report; and
- One-on-one stakeholder meetings.

The existing structure plans, an overview of this project and the State of Play and Consultation Reports are available [on the Council website](#).

STRATEGIC PLAN REFERENCE

Structure Plans have a significant influence and impact on the achievement of the Council's Strategic Plan objectives to grow a sustainable population, improve housing affordability, enhance, maintain and protect the various assets of the municipality, diversify and support a local economy and preserve the natural environment. Strategic Plan focus areas include:

Key Foundations

1. Our Governance and Finance

This means

Realistic budgets with income and expenditure monitored closely.
Advocating and lobbying effectively on behalf of the community.

STATUTORY IMPLICATIONS

There are no statutory requirements for consideration of amendments to the structure Plan.

BUDGET IMPLICATIONS

Strategic planning for the future of settlements forms part of Council’s operational budget.

RISK CONSIDERATION/S

Risk	Likelihood	Consequence	Rating	Risk Mitigation Treatment
Adopt the recommendation				None required.
Nil				
Do not adopt the recommendation	Possible	Moderate	Moderate	Resubmit draft structure plans to future meeting for endorsement
Project stalls, potential implications for joint funding from State.				

OFFICER’S COMMENTS

The structure plans focus on the major settlements of Orford, Triabunna, Swansea, Coles Bay and Bicheno, with smaller settlements such as Buckland not identified at this time for structure planning. The existing structure plans were developed with a wider focus and document a broad range of aspirations for each of the communities.

Each structure plan will include:

- Strategic planning priorities and potential planning instruments to manage and accommodate future development in desirable locations, and to inform future amendments to the Glamorgan Spring Bay Local Provisions Schedule (LPS) and any revisions to the regional land use strategy.
- Social, economic and environmental trends for the LGA over the last 10 years and projected trends for the next 30 years.
- Any strategic land use advantages of the Coles Bay, Bicheno, Swansea and Triabunna/Orford regions that could be pursued by GSBC and options to facilitate growth in the region.
- An implementation program for each draft structure plan.

The role of structure plans changed to become focussed on land use issues, following release of *draft Structure Planning Guidelines* (Guidelines) in December 2022 (available from the Planning Reform website [here](#)). Section 2.1.4 of the Guidelines promotes meaningful community engagement and consultation at key points.

It is appropriate that input is obtained from the communities they plan for before the draft structure plans are finalised and considered for adoption. The project provided a consultation period of 28 days.

Following consultation, the submissions that are received will be used to inform review of the draft Structure Plans to determine what changes may be appropriate and then workshopped with Council.

A recommendation was provided to endorse the draft Structure Plans for Coles Bay, Bicheno, Swansea, and Triabunna/Orford for consultation purposes.

OFFICER'S RECOMMENDATION

That the draft Structure Plans provided as attachments 1 through 4 inclusive to this report, be endorsed for community consultation for a period of 28 days.

8.2 Marine Infrastructure Section 24 Committee - Terms of Reference

Author: Director Works & Infrastructure (Peter Porch)

Responsible Officer: Director Works and Infrastructure (Peter Porch)

ATTACHMENT/S

1. Revised Terms of Reference - Marine Infrastructure Committee - 2024 review [8.2.1 - 5 pages]

PURPOSE

To recommend that Council endorses the updated Terms of Reference for Council's Marine Infrastructure section 24 Committee.

BACKGROUND/OVERVIEW

Council's Marine Infrastructure Committee (the Committee) is a special committee of Council, established under section 24 of the Local Government Act 1993.

In light of changes in committee membership and Council staff, it was proposed that the Terms of Reference (ToR) for the committee be reviewed to ensure that the future work of the committee is in line with Council strategies and resources.

At the Committee Meeting on 21 November 2023 the Committee discussed the ToR and a subsequent draft of the proposed ToR was circulated to the Committee.

Whilst the updated ToR has not fundamentally changed the purpose and functions of the committee, it provides a clearer scope for the committee which more accurately reflects the committee's role. Since the last review of the ToR, there have been organisational changes, leading to updates within the revised ToR.

The final draft was presented to the committee on the 5 March 2024 and were subsequently endorsed. The draft ToR is now presented to Council for approval.

STRATEGIC PLAN REFERENCE

Key Foundations

1. Our Governance and Finance

This means

Advocating and lobbying effectively on behalf of the community.

STATUTORY IMPLICATIONS

The ToR needs to be approved by Council to ensure compliance with s24 of the *Local Government Act 1993*.

BUDGET IMPLICATIONS

There are no material financial implications arising from the recommendation on this report.

RISK CONSIDERATION/S

Risk	Likelihood	Consequence	Rating	Risk Mitigation Treatment
Adopt the recommendation Provide effective governance to committee operations				Adopt the terms of reference
Do not adopt the recommendation Existing terms of reference remain which have some unachievable actions for the committee	Possible	Moderate	Moderate	Further review of terms of reference

OFFICER'S COMMENTS

Due to the recent changes within the membership of the Committee, it is considered timely for the Committee to review and submit their Terms of Reference to Council for endorsement to ensure the Committee is aware of its obligations in meeting the needs of the community and understanding its functions and responsibilities.

OFFICER'S RECOMMENDATION

That Council endorses the revised Terms of Reference as attached for the Marine Infrastructure Committee.

8.3 Climate Change Adaptation Plan

Author: Director Works & Infrastructure (Peter Porch)

Responsible Officer: Director Works and Infrastructure (Peter Porch)

ATTACHMENT/S

1. STC A 9704 Climate Change Plan - Glamorgan Spring Bay WEB [8.3.1 - 38 pages]

PURPOSE

To apprise council of climate adaption planning in response to climate change.

BACKGROUND/OVERVIEW

Council is a member of the Southern Tasmanian Councils Authority which has collaborated to produce a Regional Climate Change Initiative. The initiative responds directly to councils Key Foundation for Our Environment.

The adaptation plan aims to improve the capability of council to manage the risks associated with climate change. Climate change adaptation is defined as: *action taken to prepare for actual or expected changes in the climate in order to minimise the harm and to cope with the consequences.*

Important drivers of adaptation planning are:

- Recognition of the importance of identifying and managing emerging risks to council infrastructure and functions;
- Meeting expectations of council's insurers;
- Managing financial risks; and
- Managing legal liability in relation to development decisions and asset performance.

STRATEGIC PLAN REFERENCE

Key Foundations

4. Our Environment

This means

Implementing strategies to respond to climate change.

STATUTORY IMPLICATIONS

Whilst not yet a statutory requirement, the Future of Local Government Reform Final Report foreshadows requirements for Local Government to mitigate and plan for climate change impacts, specifically mentioning climate change actions at recommendations 1 and 37 and a total of 23 times throughout the report.

BUDGET IMPLICATIONS

There are no financial implications of accepting the report for information. Actions associated with the identified risks will be factored into operational and capital works as necessary into the future.

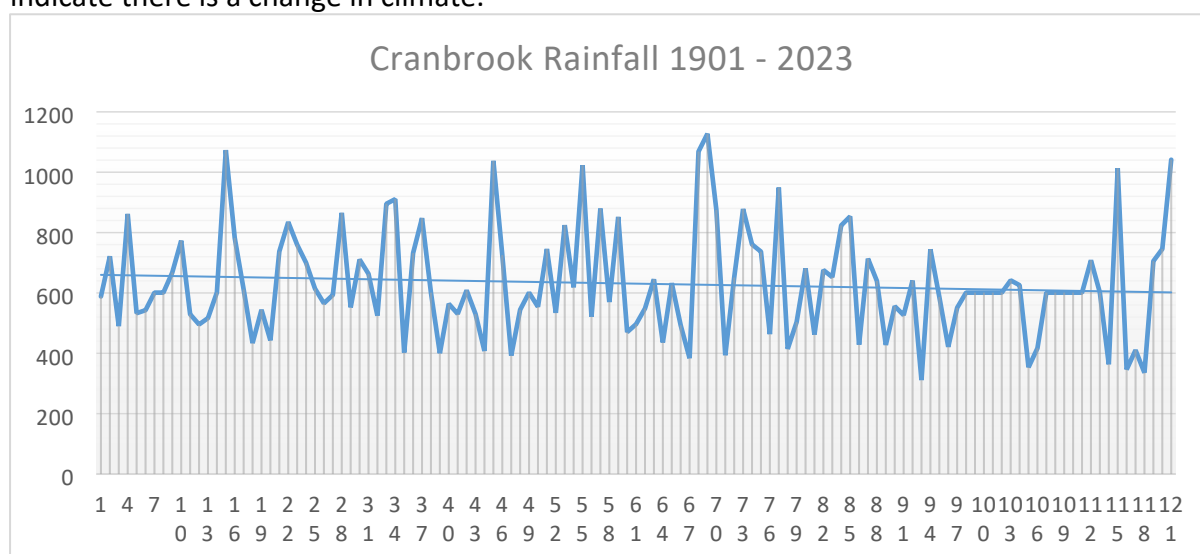
RISK CONSIDERATION/S

Risk	Likelihood	Consequence	Rating	Risk Mitigation Treatment
Adopt the recommendation Positive consequences.				Response to climate risks are quantified and a plan is in place to address them.
Do not adopt the recommendation Loss of confidence in council's willingness to respond to community concerns from layers of government and public.	Possible	Moderate	Moderate	Further workshop with council on plan contents and risks.

OFFICER'S COMMENTS

The climate change adaptation plan 2023 provides a response to the risks which have been identified across the region of the southern councils' group, while tailoring the level of risk to municipal areas.

The chart below shows the rainfall totals for the Bureau of Meteorology Cranbrook weather station which has 122 years of rainfall records and is able to provide a visual image to show the declining trend in average annual rainfall for the locality. This is a reliable measure to indicate there is a change in climate.



Rainfall has changed in all centres with a 70mm decline in rainfall average in Swansea over 84 years, 35mm decline in Buckland over 115 years, 60mm reduction in Cranbrook and the reverse in Bicheno with rainfall increase of 40mm on average over 100 years.

Other indicators are the frequency of rainfall incidents which exceed the 50 and 100 year average return incidences. Anecdotally, local people also attest to the shorter shaper rainfall which is becoming a feature of East Coast weather in contrast to longer slower rainfall more common in the past.

There are very good reasons for councils to respond to climate change indicators particularly when planning the replacement of infrastructure which may have a life of 100 years and considering the development of the municipal area.

It is intended to refer to the plan as activities which trigger climate change related risk are identified and actions which seek to mitigate the projected outcomes are applied for the benefit of the present and future residents of the municipality.

OFFICER'S RECOMMENDATION

That Council accepts the report for information.

8.4 Bicheno - Lions Park Master Plan

Author: Director Works & Infrastructure (Peter Porch)

Responsible Officer: Director Works and Infrastructure (Peter Porch)

ATTACHMENT/S

1. 2304 Bicheno Lions Park MP - C 131223 [8.4.1 - 1 page]
2. LP B 0523 Concept Presentation - B [8.4.2 - 1 page]

PURPOSE

To present a plan for the continued limited development of Lions Park Bicheno to inform and guide future projects in the park.

BACKGROUND/OVERVIEW

Lions Park Bicheno provides a focal point for many community activities in Bicheno. It is a heavily used area and those uses are many and varied. The uses have similarities and areas of potential conflict. It is for those reasons it was considered prudent to work with the community to engage all stakeholders and work together on a plan for the park which has broad agreement.

The development of the master plan was driven primarily by members of the Food and Wine Festival and the Bicheno Community Development Association who engaged other local stakeholders in the consultation process with the landscape architects, Loop Architecture & Lange Design who have an unofficial local presence.

The plan provides a number of elements for future funding. The playground is relocated and comprises structured and less formal play equipment types.

New barbecue pavilions are included. There is formalisation of what is now ad-hoc parking on Old Tram Road.

A speed reduction zone is introduced on Burgess St between the childcare building, school and the park and a formalised entry at the Burgess st car park.

There is a proposed new toilet attached to the hall with new footpath.

On receiving the plan, officers have carried out an enquiry through Aboriginal Heritage Tasmania to determine if there are any conflicts with the proposal. The advice received is that proposed works are clear to proceed with an Unanticipated Discovery Plan in place.

STRATEGIC PLAN REFERENCE

Key Foundations

3. Infrastructure and Services

This means

Support and facilitation of social activities that promote community wellbeing. Implementing community consultation to inform critical Council decisions.

STATUTORY IMPLICATIONS

Aboriginal Heritage Act 1975
Local Government Act 1993 S20. (1)(b) *to represent and promote the interests of the community.*

BUDGET IMPLICATIONS

Adoption of the master plan holds no immediate budget impact. Future works proceeding from the plan will be subject to consideration by council through budget deliberations and other specific reports as necessary.

RISK CONSIDERATION/S

Risk	Likelihood	Consequence	Rating	Risk Mitigation Treatment
Adopt the recommendation Provide an agreed way forward for park development.				Park development aligns with the adopted plan.
Do not adopt the recommendation Development pressure from stakeholders may cause community division.	Possible	Moderate	Moderate	Revisit the planning and design process.

OFFICER’S COMMENTS

The Bicheno community has shown leadership in the development of this master plan for a much loved and heavily used area of public open space. The role of officers has been one of facilitation and limited guidance to enable the consultation on design to progress among community members.

The plan provides a short list of projects which may be picked by community members to advance through grants or for council to support to varying extent through developer contributions and budgetary processes.

OFFICER’S RECOMMENDATION

That Council adopts the Lions Park Master Plan to inform future development of the park.

9 NOTICES OF MOTION

Nil.

10 PETITIONS

Nil.

11 COUNCILLORS

11.1 Questions on Notice by Councillors

Nil.

11.2 Comments/statements

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 March 2024**
As per the provisions of Regulation 15 (2) (a) and (d) of the *Local Government (Meeting Procedures) Regulations 2015*.
- Item 2: Road Corridor Land Adjustment**
As per the provisions of Regulation 15 (2) (f) of the *Local Government (Meeting Procedures) Regulations 2015*.

RECOMMENDATION

That Council moves into Closed Session at [time].

The Mayor to confirm that the recording has been terminated.

13 CLOSE

The Mayor to declare the meeting closed at [time].

CONFIRMED as a true and correct record.

Date: **Mayor Cheryl Arnol**