

Ordinary Council Meeting - 27 May 2025 Attachments

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Profit and Loss

Glamorgan Spring Bay Council

For the 10 months ended 30 April 2025

Account	YTD Actual	YTD Budget	Budget Var	Var % 024/25 Budget	Notes
Trading Income					
Rate Revenue	13,852,041	13,871,977	(19,936)	0%	13,871,977
Statutory Charges	572,487	560,830	11,657	2%	691,962
User Charges	811,129	937,587	(126,458)	-13%	1,026,149 1
Grants	778,275	210,561	567,714	270%	1,467,660 2
Interest & Investment Revenue	765,811	492,570	273,241	55%	632,404 3
Other Revenue	578,057	398,780	179,277	45%	646,335 4
Total Trading Income	17,357,799	16,472,305	885,494	5%	18,336,487
Gross Profit	17,357,799	16,472,305	885,494	5%	18,336,487
Capital Grants					
Grants Commonwealth Capital - Other	1,101,381	2,662,443	(1,561,062)	-59%	2,662,443 5
Grants Commonwealth Capital - Roads to Recovery	0	497,000	(497,000)	-100%	497,000 6
Grants State Capital - Other	895,806	2,027,500	(1,131,694)	-56%	2,626,623 7
Total Capital Grants	1,997,187	5,186,943	(3,189,756)	-61%	5,786,066
Other Income					
Net Gain (Loss) on Disposal of Assets	78,281	0	78,281	0%	201,200
Contributions	424,433	275,000	149,433	54%	330,000 8
Total Other Income	502,714	275,000	227,714	83%	531,200
Operating Expenses					
Employee Costs	4,562,809	4,623,948	(61,139)	-1%	5,496,864
Materials & Services	7,183,257	6,649,428	533,829	8%	8,263,316 9
Depreciation	3,209,267	3,095,755	113,512	4%	3,712,957
Interest	117,181	145,053	(27,872)	-19%	170,757 10
Other Expenses	176,937	205,550	(28,613)	-14%	237,860
Total Operating Expenses	15,249,451	14,719,734	529,717	4%	17,881,754
Net Profit	2,108,348	1,752,571	355,777	20%	454,733
Total Comprehensive Result (incl Capital Income)	4,608,250	7,214,514	(2,606,264)	-36%	6,771,999

NOTES OF BUDGET VARIANCES > \$50k and >10%.

1. **TIMING** User Charges - Marina quarterly invoicing timing.
2. **TIMING** Grant Revenue: Black summer bushfire grant funds for telstra works rolled over from prior year, not yet spent \$566k.
3. **PERMANENT** Higher than expected interest on investments.
4. **PERMANENT** Insurance reimbursement in Sept 2024 and Sand River Road contribution from the Department of defence received Nov 202
5. **TIMING** Revenue Commonwealth Capital. Black summer bushfire grant funds for helipad received and rolled over from prior year works not yet started \$101k. Community Development Grant Bicheno Gulch funds \$450k budgeted for Jul received in Jun and \$300k budgeted for Aug received in Nov. Community Development Grant Bicheno Triangle \$300k budgeted for Sept expected to claim Dec 2024. LCR14 Rehab Dolphin Sands Rd - Rheban Rd budgeted Sept, expected to claim Dec 2024. LRCI 3 - 180k budgeted for Dec 2024 received. \$300k budgeted in Jan -CDG 1131 Triangle claim not yet received. LRCI 3 Saltworks toilet/carpark \$100k not yet received.
6. **TIMING** - Estimated based on last year budget
7. **TIMING** Revenue State Capital. Saltworks jetty \$49k received and rolled over from prior year. Triabunna Tomorrow Streetscape \$211k received and rolled over from prior year. Emergency Management Fund for 2022 Storm Damage \$187k budgeted for Aug, expected in December 2024. Received \$150k in Oct 2024 of \$250k from Tasmanian Community Fund for Coles Bay Hall Annex expected in Dec. Received \$20k out of \$40k for State vulnerable road users grant, expected Apr 25. Yet to claim 125k outsourced from Dolphin Sands community and yet to receive 450k from State MOU for marina toilets triabunna of \$350k & State Libs MOU bicheno streetscape of 100k .
8. **PERMANENT** Contribution for public open space up \$103k, stormwater down \$25k and subdivisions up \$70k.
9. **TIMING** -573k Black summer bushfire grant funds for telstra works paid to Telsra in Jan and March.
10. **TIMING** end of year apportionment of loan repayments.

Statement of Financial Position

Glamorgan Spring Bay Council

As at 30 April 2025

Account	30 Apr 2025	30 June 2024
Assets		
Current Assets	13,871,977	
Cash & Cash Equivalents	560,830	8,036,845
Trade & Other Receivables	937,587	2,515,905
Other Assets	210,561	0
Total Current Assets	492,570	10,552,751
Non-current Assets	398,780	
Investment in Water Corporation	33,872,244	33,872,244
Property, Infrastructure, Plant & Equipment	209,916,491	213,133,910
Total Non-current Assets	243,788,736	247,006,154
Total Assets	244,281,306	257,558,905
Liabilities		
Current Liabilities		
Trade & Other Payables	1,210,436	908,886
Trust Funds & Deposits	383,439	394,402
Provisions	721,295	721,295
Contract Liabilities	0	928,735
Interest bearing Loans & Borrowings	161,698	384,912
Trust Funds & Deposits - Retention Monied Held	19,074	30,517
Total Current Liabilities	2,495,943	3,368,747
Non-current Liabilities		
Provisions	51,738	51,738
Interest Bearing Loans & Borrowings	5,434,693	5,434,693
Total Non-current Liabilities	5,486,431	5,486,431
Total Liabilities	7,982,373	8,855,178
Net Assets	236,298,932	248,703,727
Equity		
Current Year Earnings	334,779	4,941,530
Retained Earnings	99,834,435	94,892,905
Equity - Asset Revaluation Reserve	147,401,327	147,403,564
Equity - Restricted Reserves	1,465,727	1,465,727
Total Equity	249,036,268	248,703,727

Statement of Cash Flows

Glamorgan Spring Bay Council

For the 10 months ended 30 April 2025

Account	YTD Actual	2024
Operating Activities		
Receipts from Customers	16,182,088	13,871,977
Operating Grants	780,575	560,830
Payment to employees and Suppliers	(11,376,596)	937,587
Other Payments	(183,848)	210,561
Finance Costs Paid	(156,963)	492,570
Net Cash Flows from Operating Activities	5,245,255	398,780
Investing Activities		
Proceeds from sale of property, plant and equipment	92,615	140,351
Payment for property, plant and equipment	(4,279,227)	(5,607,733)
Receipts from capital grants	2,533,453	1,343,076
Net Cash Flows from Investing Activities	(1,653,159)	(4,124,306)
Financing Activities		
Trust funds & deposits	(22,406)	18,852
Proceeds from/ repayment of long term loans	(223,214)	(1,767,274)
Net Cash Flows from Financing Activities	(245,620)	(1,748,421)
Net Cash Flows	3,346,476	(5,473,947)
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	7,943,937	7,285,466
Cash and cash equivalents at end of period	11,290,413	7,943,937
Net change in cash for period	3,346,476	658,471

Capital Works Detail

Glamorgan Spring Bay Council
Budget 2024-25

Dept	Capital Item	Cost YTD	% Cost Spent	Status	Carry Fwd Funds @ 30.6.24	Updated Carry Fwd Funds @ 30.6.24	Renewal Works	New Works	Budget 2024/25	Revised Budget 2024/25	Council Funded	External Funded	External Funding Source
Roads, Footpaths, Kerbs													
	Road accessibility (Black Summer)	4,067	14%	complete	30,000	30,000			30,000	30,000		30,000	Black summer bushfire
	Storm Damage Projects 2022	-	0%	complete	160,051				160,051				Emergency management fund
	Footpath and disability compliance renewal 2024-25	-							-	-			
	Kerb & Channel Renewal 2024-25	90,567		in progress		20,559	74000			94,559	70,559	24,000	
	Resheet Program	104,844	105%	complete			100,000		100,000	100,000	100,000	-	
	Pavement Renewal Program	463,697	116%	complete			400,000		400,000	400,000	400,000		
	Reseal Program	569,738	95%	complete			576,000		600,000	576,000	79,000	497,000	Roads to recovery
	Triabunna Tomorrow Streetscapes	72,724	13%	in progress			350,000	455,500	575,000	805,500	-	805,500	State Government MOU
	Bicheno Urban Design Streetscape	-	0%					100,000	100,000	100,000	-	100,000	State Government MOU
	Swanwick Footpath 130m kerb and road repair stage 2	1,090	2%	in progress				60,000	60,000	60,000	20,000	40,000	State Vulnerable road user
	Kerb & Channel Bluff Crt	50,550	101%	complete				50,000	50,000	50,000	50,000		
	Design allocation	28,150	38%	in progress				80,000	75,000	80,000	80,000		
	Contingency	24,338	61%	designated									
		-							40,000				
		-											
Total Roads, Footpaths, Kerbs		1,409,764	64%		190,051	50,559	1,500,000	745,500	2,190,051	2,296,059	799,559	1,496,500	
Bridges, Culverts													
	Bridge - 17 Acre Creek Bridge Wielangta Rd	-	0%				465,440		400,000	465,440	80,000	385,440	Subject to Federal grant
	Bridge - 24 Ferndale Rd	278,226	185%	complete			275,000		150,000	275,000	275,000		
	Unemployed Gully / Brockley Rd Bridge	70,502	101%	complete			70,000		70,000	70,000	70,000		
Total Bridges, Culverts		348,728	56%		-		810,440	-	620,000	810,440	425,000	385,440	
Parks, Reserves, Walking Tracks, Cemeteries													
	Bicheno Triangle	71,624	15%	In progress	492,300	492,300		181,000	492,300	673,300	181,000	492,300	Community Development
	Bicheno Gulch	368,675	53%	complete	698,390	698,390			698,390	698,390	-	698,390	Community Development
	Coles Bay Foreshore	393,922	804%	complete	49,008	49,008		147,000	49,008	196,008	147,000	49,008	Community Development
	Walking/Cycling strategy	6,657	33%	in progress									Department of Health State
					20,000	20,000			20,000	20,000		20,000	
	Playground Renewals	65,082	65%	in progress			20,000	80,000	100,000	100,000	100,000		
	Playground Bicheno Lions Park	-	0%				100,000		100,000	100,000	100,000		
	Orford Foreshore Masterplan	-	0%				100,000	118,400	218,400	218,400	218,400		Contribution POS
	Orford Transfer Station Fencing	6,699	67%	complete			10,000		10,000	10,000	10,000		
	Our Park Precinct Plan	-	0%					10,000	10,000	10,000	10,000		
	Bicheno Skate Park Carpark	9,069	10%	in progress				90,000	90,000	90,000	90,000		
Total Parks, Reserves, Walking Tracks, Cemeteries		921,728	52%		1,259,698	1,259,698	230,000	626,400	1,788,098	2,116,098	856,400	1,259,698	
Stormwater & Drainage													
	49 Rheban Rd design to West Shelley Bch Nautilus Detention Basin	-	0%	In progress	35,000	35,000		165,000	200,000	200,000	200,000		
	Holkham Court	-	0%	In progress									Contribution Stormwater
					11,558	11,558		35,000	46,558	46,558	46,558		
	Pit and Pipe Renewal Program	51,673	43%	In progress									
					20,559	-	100,000		120,559	100,000	100,000		
	System Upgrade	-	0%				20,000	20,237	40,237	40,237	40,237		
	Taswater infiltration Program	4,008	8%	in progress									
								50,000	50,000	50,000	50,000		
	SQID program	-	0%	design				30,000	30,000	30,000	30,000		Contribution Stormwater
		-											
Total Stormwater & Drainage		55,681	11%		67,117	46,558	120,000	300,237	487,354	466,795	466,795	-	

Capital Works Projects 2025-04

Capital Works Detail

Glamorgan Spring Bay Council
Budget 2024-25

Dept	Capital Item	Cost YTD	% Cost Spent	Status	Carry Fwd Funds @ 30.6.24	Updated Carry Fwd Funds @ 30.6.24	Renewal Works	New Works	Budget 2024/25	Revised Budget 2024/25	Council Funded	External Funded	External Funding Source
Building													
	Heli-pad Swansea Emergency Services	-		withdrawn	103,245				103,245			-	Black summer bushfire
	Coles Bay Hall Annexe	522,129	88%	In progress	593,132	593,132			593,132	593,132	163,132	430,000	Community Infrastructure
	Public Amenities	-			100,000				450,000	-	-		State Government MOU
	Public Amenities - Harold Street Waste Water Facilities	43,674		design		40,000	3,674			43,674	43,674		State Government MOU
	Public Amenities - Loo with a View	6,845		in progress		60,000			-	60,000	60,000	-	
	Bicheno Skate Park Toilet	17,657	17%	in progress									State Government MOU
								106,000	106,000	106,000	26,000	80,000	
	Toilet Raspins Beach OFMP	1,675	0%						415,000	-	-		Contribution POS
	Bicheno Surf Club and Toilet upgrade	-	0%				150,000	100,000	250,000	250,000	100,000	150,000	State community Grant
	Triabunna Rec Ground	30,169		in progress									
								100,000	100,000	100,000	100,000	-	
	Black water Bicheno relocation	-	0%				10,000		10,000	10,000	10,000		
	Triabunna Tomorrow New Amenities	-						50,000	50,000			50,000	State Government Grant
	Total Building	622,149	31%		796,377	693,132	163,674	356,000	2,027,377	1,212,806	502,806	710,000	
Marine Infrastructure													
	Saltworks Toilet	-	0	design	100,000	100,000			100,000	100,000	-	100,000	Community Infrastructure
	Saltworks Boat Ramp Upgrade	-	0	design	99,123	99,123			99,123	99,123	-	99,123	State Grant MAST
	Total Marine Infrastructure	-	0		199,123	199,123	-	-	199,123	199,123	-	199,123	
Sewerage													
	Swanwick Waste System Pump Upgrade	-	0	Not started			15,000	-	15,000	15,000	15,000		
	Total Sewerage	-	0%		-	-	15,000	-	15,000	15,000	15,000	-	
Plant Equipment & Other													
										0	0		
	IT Computer equipment	17,920	60%	In progress			30,000		30,000	30,000	30,000		
	CRM Software implementation costs	121	1%	complete			-	13,000	13,000	13,000	13,000		
	Office Equipment	-	0%				10,000		10,000	10,000	10,000		
	Waste Chipper	-	0%	quotes				250,000	250,000	250,000	125,000	125,000	Emergency Management State
	Waste Bulk Skip Bins	96,000	96%	complete				100,000	100,000	100,000	100,000		
	Emulsion Trailer	-	0%					43,000	43,000	43,000	43,000		
	Grader (low hrs)	427,630	102%	complete			420,000		420,000	420,000	420,000	-	
	Mower replace 2017 Mower JDeere Coles Bay	27,727	92%	complete			30,000		30,000	30000	30000		
	Small plant & Equipment	14,218	95%	complete			15,000		15,000	15,000	15,000		
	Truck 16t tipper replace 2008 Hino16t A85NU Swansea	-	0%	In progress			190,000		190,000	190,000	190,000		
	Truck 7.5t tipper w crane replace 2010 Hino 7t B79TI Bicheno	118,553	113%	complete			105,000		105,000	105,000	105,000		
	Ute Dual Cab 4wd replace Ute BT50 H92ME	90,174	180%	complete			50,000		50,000	50,000	50,000		
	Ute extra Cab 2wd replace Ute Dmax H40SF	-	0%				45,000		45,000	45,000	45,000		
	Wagon replace MUX I42CX Works	42,083	94%	complete			45,000		45,000	45,000	45,000		
	Wagon replace MUX I62BW Plumbing	39,796	88%	complete			45,000		45,000	45,000	45,000		
	Wagon replace Ute Dmax J30LP P&D	41,198	92%	complete			45,000		45,000	45,000	45,000		
	-	-											
	Total Plant Equipment & Other	915,421	64%		-	-	1,030,000	406,000	1,436,000	1,436,000	1,311,000	125,000	
	Total Capital Works	4,273,471	49%		2,512,366	2,249,070	3,869,114	2,434,137	8,763,003	8,552,321	4,376,560	4,175,761	

<https://www.etsy.com/au/listing/573738768/garden-gazeboman-caveshe-shed-building?>

AU\$51.90

GST Included

Garden Gazebo/Man Cave/She Shed Building Plans I Hip Roof - 10 x 20



www.etsy.com/au/listing/623143320/



AU\$51.90
GST Included
Garden Gazebo/Man Cave/She Shed Building Plans I Hip Roof - 14 x 20



AU\$59.32
Floor Plan
GST Included Garden Gazebo/Man Cave/She Shed Building Plans I Hip Roof - 14 x 20 - Reverse

Statement Account

633000 / 150657351

\$14,799.86

Available balance

\$14,799.86

Current balance

Activity

		Debit	Credit	Running balance
April 7, 2025	Almighty Clean Servi INV C 1606	\$147.00		
April 1, 2025	Triabunna Tivoli Th 0209663029 Triabunna Hall		\$25.00	
March 20, 2025	MISS DANIELLE CRACK Danielle Huppatz T1 dance hal>		\$700.00	
February 21, 2025	DAMIEN ALMOND ProMED INV-019		\$90.00	
January 20, 2025	S NETTLEFOLD Spring Bay Yoga 25 weeks hall>		\$250.00	
October 1, 2024	Interest		\$0.00	
August 6, 2024	Direct Credit Telstra Limited 0334231555 / Telh2000959814 N		\$90.00	
August 4, 2024	DAMIEN ALMOND INV-018 ProMED		\$90.00	
July 14, 2024	S NETTLEFOLD Hall Hire		\$250.00	

More activity items may exist

Triabunna Community Hall - ABN
3 Vicary Street, Triabunna, Tasmania, 7190
E: admin@crpgroup.com.au M: 0428 875 665

Financials @ 1st July 2024 to 31st June 2025

CASH BASIS RECONCILIATION
BSB - 633-000
ACCT 150657351
TRIABUNNA COMMUNITY HALL

		Credit	Debit	Cash Float	Cash Balance	
1st July	Balance carried Forward	13,451.86				
14th July	EFT Deposit S Nettlefold - Yoga Hall Hire 10 weeks	250.00				
4th Aug	EFT Deposit Damien Almond - ProMED - Hall Hire Inv 01	90.00				
6th Aug	EFT Deposit Telstra - Hall Hire	90.00				
1st Sept						
1st Oct						
1st Nov						
1st Dec						
20th Jan	EFT Deposit S Nettlefold - Yoga Hall Hire 10 weeks	250.00				
21st Feb	EFT Deposit Damien Almond - Hall Hire Inv 019	90.00				
20th March	EFT Deposit D Crack - Hall Hire 10 weeks	700.00				
1st April	EFT Deposit Triabunna Tivoli - ongoing	25.00				
7th April	Almighty Clean Service Inv C 1606		147.00			
		14,946.86	147.00	0.00	14,799.86	Running Bank Balance as at 14th April 2025

Reimbursements/Expenses to pay	Debit	Balance	Notes
7/20/2024 Gavan Barber - Curtain Cleaning	884.07		See Gavans Bank Statement
2/6/2025 Gavan Barber - Hall Clean	147.00		See Gavans Bank Statement
4/8/2025 Kerry Chaproniere - Hall Supplies/Toiletries	19.00		See Receipts
4/8/2025 Kerry Chaproniere - Hall Supplies/Kitchen	26.12		See Receipts
	1,076.19	1,076.19	

Income to Receive	Credit	Balance	Notes
April East Coast Tourism	30.00		Booked for 30th April
May Electoral	200.00		Booked for 2nd & 3rd May
May Tivoli	25.00		Booked for 31st May
	255.00	255.00	

13,978.67 Accrued Balance

HALL HIRE FEES @ 01/04/2024

TYPE OF HIRE	NOT FOR PROFIT	COST
Hourly Rate - Minimum		\$15.00
Half Day Rate		\$25.00
Full Day Rate		\$60.00
Evening Rate		\$25.00

TYPE OF HIRE	COMMERCIAL	COST
Half Day Rate		\$90.00
Full Day Rate		\$170.00
Evening Rate		\$70.00

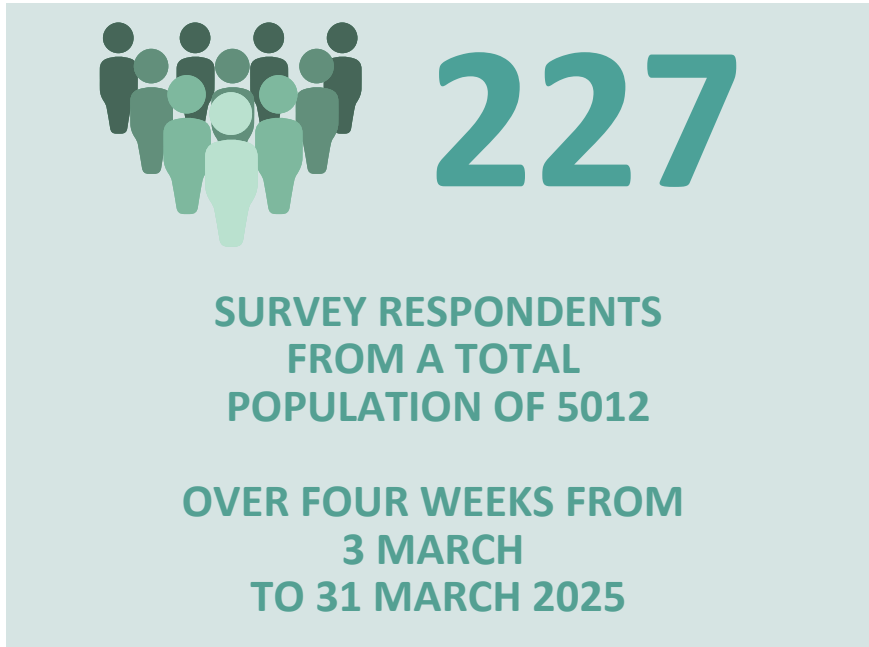
TYPE OF HIRE	EVENTS	COST
Large Events Weddings/Birthdays		\$200.00
Pre Paid Bond for Large events		\$200.00



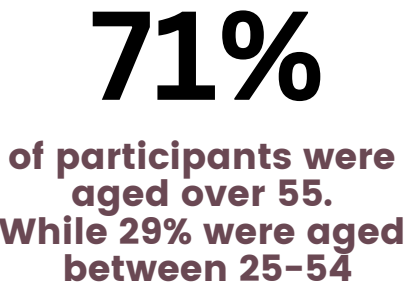
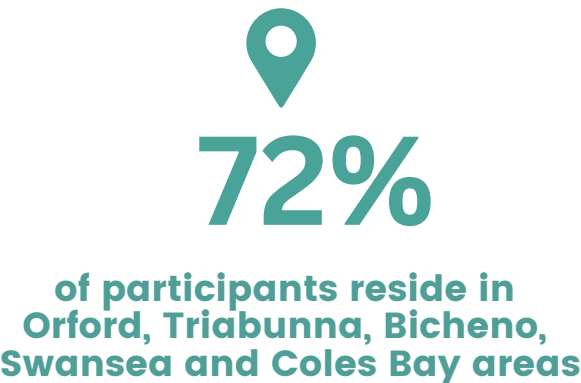
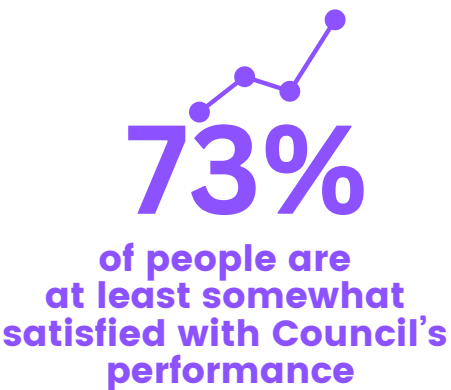
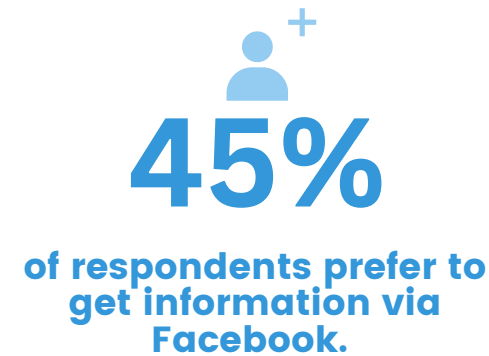
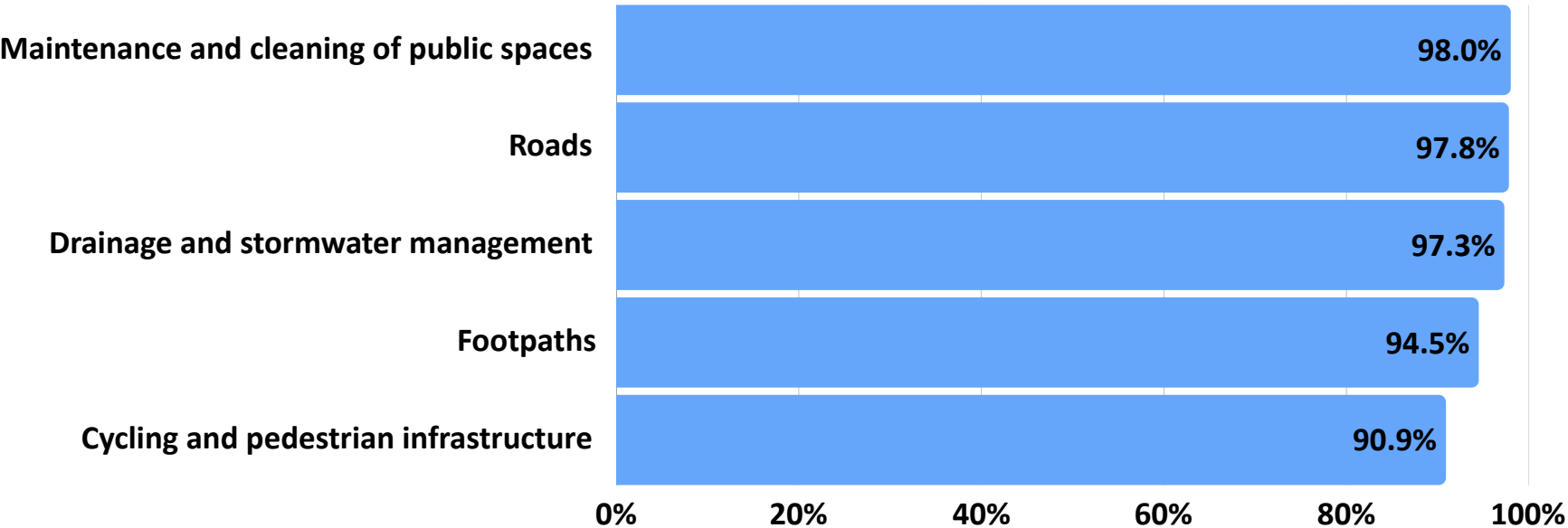
SURVEY SNAPSHOT

The aim of the survey was to identify the community’s priority spending areas for Council in 2025/2026

The survey was open to all community members and was promoted via several channels including the Council’s website and Facebook page. To maximise participation the survey was available online and in hard copy. Council records show that 5.28% of respondents completed the survey in hard copy.



The community’s top five priority spending areas for the Council are:



2025/26 Community Survey

Q6 What are the greatest aspects of living in the Glamorgan Spring Bay community?

Answered: 194 Skipped: 33

#	RESPONSES	DATE
1	Access to local councillors who listen	3/30/2025 3:53 PM
2	Growth within the community. Community based activities. wellness activities. Aged care facilities	3/29/2025 2:00 PM
3	Lifestyle: living close to nature; ease of access to activities and events; excellent medical services, good choice of cafes, eateries, and other shops for a small town; mostly-friendly community.	3/27/2025 7:48 PM
4	Climate	3/27/2025 5:16 PM
5	The People, The Space, The Daycare	3/27/2025 2:39 PM
6	Relaxing, good community	3/27/2025 11:13 AM
7	friendly people, beautiful landscapes and not too far from larger service centres (eg Sorell, Hobart)	3/27/2025 9:48 AM
8	picturesque environment; quieter lifestyle	3/24/2025 12:53 PM
9	The community and its beautiful surrounds	3/23/2025 8:57 AM
10	Bicheno has a lot to offer and what facilities are in the town has come from the hard work from volunteers to deliver them for various age groups. The town is a vibrant mix of interesting people and has a great backdrop of nature - our trees and the sea.	3/22/2025 3:05 PM
11	Fresh Air, Great out doors , Small country community willing to help each other .	3/21/2025 2:20 PM
12	Wealth of natural resources available to residents. The environment is accessible to all and isn't restrictive based on personal wealth (aside from extreemly high rates).	3/21/2025 11:39 AM
13	Beach and scenery	3/21/2025 8:39 AM
14	Less population and beautiful coastline and national parks	3/20/2025 11:10 AM
15	Rural living	3/20/2025 9:13 AM
16	Sense of community	3/20/2025 9:02 AM
17	Peace, quiet and space. Friendly people	3/20/2025 8:54 AM
18	Beaches	3/20/2025 8:51 AM
19	the natural landscape, national parks	3/18/2025 1:47 PM
20	It's a beautiful natural environment	3/18/2025 11:50 AM
21	The beaches	3/18/2025 9:19 AM
22	Pristine beaches and surrounds.	3/17/2025 9:57 PM
23	It's the best place to live	3/17/2025 8:08 PM
24	Location	3/17/2025 7:09 PM
25	The community and access to the beaches and national parks	3/17/2025 6:54 PM
26	Community	3/17/2025 4:24 PM
27	Winter	3/17/2025 3:47 PM
28	Nature without development	3/17/2025 3:43 PM
29	The natural beauty of the entire area.	3/17/2025 2:31 PM
30	Small communities, living by the sea, beautiful beaches and bush to live by and explore.	3/17/2025 2:20 PM

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31	Lifestyle	3/17/2025 2:05 PM
32	Life style	3/17/2025 1:23 PM
33	Natural environment, coast. Low population	3/17/2025 11:06 AM
34	Beautiful environment and friendly community	3/17/2025 7:25 AM
35	Living on Dolphin Sands.	3/16/2025 7:54 PM
36	Environmental advantage	3/16/2025 3:30 PM
37	The beauty of the land and sea. It's a shame we have terrible streetscape. Perhaps council could do something about about Orford main road and the state of the public toilets in Orford, they are dark, dingy, and a wonderful place for mozzies to bred.	3/16/2025 1:50 PM
38	the Natural environment and how can we protect it so GSBC doesn't sendup like Noosa	3/16/2025 11:55 AM
39	No traffic lights?	3/15/2025 7:02 PM
40	Just a good place to live, away from hustle and bustle, good climate.	3/15/2025 6:00 PM
41	The coastal outlook, friendly locals, low crime	3/15/2025 5:51 PM
42	Community living in clean not so populated area. Most people look out for each other.	3/15/2025 2:32 PM
43	Environment and lifestyle	3/14/2025 10:12 PM
44	Natural assets, low population, clean air, oceans and water. That it is NOT like the Gold Coast	3/14/2025 8:38 PM
45	Deer hunting	3/14/2025 5:35 PM
46	The coast	3/14/2025 5:26 PM
47	Beaches	3/14/2025 5:24 PM
48	Living by the sea	3/14/2025 5:23 PM
49	Helpful people, clean air, the sea, Maria Island.	3/14/2025 2:47 PM
50	Beautiful coastal areas for recreational activities	3/14/2025 1:35 PM
51	The atmosphere and welcoming community	3/14/2025 1:02 PM
52	Lifestyle	3/14/2025 11:28 AM
53	Friendliness of people. Sense of community. Natural beauty.	3/14/2025 11:18 AM
54	The nature of the Orford locality.	3/14/2025 10:22 AM
55	natural beauty. community	3/14/2025 10:09 AM
56	The environment and scenery and great residents	3/14/2025 9:58 AM
57	Coastal lifestyle	3/14/2025 9:48 AM
58	Being part of a smaller community and not a large city, enjoying the physical environment.	3/14/2025 9:46 AM
59	Lovely community	3/14/2025 9:23 AM
60	Lifestyle	3/14/2025 7:48 AM
61	Clean.	3/14/2025 7:14 AM
62	The community feel within the town and being in a spectacular place.	3/14/2025 7:14 AM
63	Our natural assets	3/14/2025 6:54 AM
64	Climate	3/14/2025 5:53 AM
65	The natural beauty	3/14/2025 2:16 AM
66	Ideal place to retire	3/14/2025 1:59 AM
67	Beautiful beaches. Great hiking trails. Great community	3/14/2025 1:45 AM
68	Rural community ,friendly people	3/13/2025 5:21 PM
69	living in such a beautiful place (parks, reserves and beaches!). Lots of community input with issues, groups and and local markets in Swansea, Bicheno and Coles Bay.	3/13/2025 10:17 AM

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70	The natural features of the area	3/12/2025 9:57 PM
71	Community spirit	3/12/2025 6:04 PM
72	The magnificent scenery, use of terrific bush walking within the National Parks & beaches	3/12/2025 2:43 PM
73	Rural living	3/12/2025 1:18 PM
74	Gentle climate, outdoor activities and beautiful views and beaches.	3/12/2025 10:04 AM
75	Natural Beauty	3/12/2025 9:15 AM
76	Lifestyle	3/11/2025 8:01 PM
77	Connection to the natural world	3/11/2025 12:40 PM
78	work rest and play	3/10/2025 1:37 PM
79	Natural values	3/10/2025 10:42 AM
80	The beauty of the Coles Bay area	3/10/2025 9:19 AM
81	Weather	3/9/2025 6:40 AM
82	Weather, peace & quiet	3/8/2025 9:25 AM
83	Built heritage and natural heritage balance; nature, space	3/7/2025 10:52 AM
84	The natural environment that is found in the area	3/7/2025 10:17 AM
85	Relaxed Coast Life with beautiful water views	3/7/2025 8:05 AM
86	Its location from the city! Its parks, beaches, walking tracks, services, but more perhaps could be done for the older members of our community in the way of visiting health services as we find it harder to travel to Hobart for appointments.	3/7/2025 6:43 AM
87	The community	3/6/2025 10:08 PM
88	Open spaces, natural environment	3/6/2025 9:46 PM
89	Community, living by the sea, Primary School, May Shaw Health Centre & Swansea General practice.	3/6/2025 9:08 PM
90	Scenic beauty. peace and quiet	3/6/2025 3:59 PM
91	Lack of people, beautiful natural environment, sea and shore bird nesting	3/6/2025 2:08 PM
92	Swansea community are very community minded	3/6/2025 11:12 AM
93	.	3/6/2025 10:54 AM
94	Living close to the coast and having access to great beaches.	3/6/2025 9:24 AM
95	Weather	3/6/2025 9:07 AM
96	Natural environment	3/6/2025 8:54 AM
97	Very nice comfortable lifestyle here.	3/5/2025 12:57 PM
98	Community, environment, space	3/5/2025 12:25 PM
99	Community Weather	3/5/2025 12:17 PM
100	Fresh air, sunshine and accessible natural environment	3/5/2025 11:01 AM
101	Our beautiful surroundings	3/5/2025 9:06 AM
102	Sense of community & beautiful location	3/4/2025 11:55 PM
103	Why would you choose to live anywhere else? Fabulous coastal living, friendly community, excellent work being done by Bicheno Community Development Association.	3/4/2025 9:23 PM
104	Not densely built, quality of restaurants, nature conservation, community support	3/4/2025 8:40 PM
105	Close to the sea; easy walking around Triabunna commercial area; vibrant community.	3/4/2025 7:59 PM
106	Fishing	3/4/2025 6:21 PM
107	Wonderful community	3/4/2025 5:16 PM
108	The beauty and the health services in Swansea	3/4/2025 4:18 PM

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109	Location, natural environment, sufficient community and other facilities	3/4/2025 4:08 PM
110	there is a thriving arts group of caring people..we live in a war free zone.	3/4/2025 2:50 PM
111	Excellent medical services in Swansea. May Shaw Health Centre	3/4/2025 1:35 PM
112	Access to fishing	3/4/2025 1:28 PM
113	the environment.	3/4/2025 1:22 PM
114	The absolute beauty	3/4/2025 11:08 AM
115	location and community	3/4/2025 9:37 AM
116	The environment and sense of community	3/4/2025 7:53 AM
117	Climate and scenery	3/4/2025 7:17 AM
118	Not many nowadays	3/4/2025 1:02 AM
119	The outlook	3/3/2025 9:36 PM
120	Usually quiet, clean air and water	3/3/2025 9:29 PM
121	the scenery and geographical beauty	3/3/2025 9:18 PM
122	Beach , community spirit	3/3/2025 9:06 PM
123	Beaches and bushland	3/3/2025 8:12 PM
124	Community	3/3/2025 7:55 PM
125	Peaceful lifestyle, great people and great fishing	3/3/2025 7:35 PM
126	Caring community	3/3/2025 7:18 PM
127	Most ratepayers have a sense of pride in their community.	3/3/2025 6:55 PM
128	Natural Beauty	3/3/2025 6:39 PM
129	Less stress from traffic. Can walk peacefully around.	3/3/2025 6:16 PM
130	Community groups, clubs etc. Coastal location.	3/3/2025 5:46 PM
131	Great climate compared to the rest of Tassie. Only 1 hr to Hobart	3/3/2025 5:08 PM
132	Community	3/3/2025 3:59 PM
133	Largely clean and green.....	3/3/2025 3:56 PM
134	The tireless effort by the local volunteers to keep our community ticking over.	3/3/2025 3:43 PM
135	It used to be a great safe place to raise a family	3/3/2025 3:42 PM
136	Peaceful environment	3/3/2025 3:34 PM
137	Great community spirit.	3/3/2025 2:49 PM
138	Quiet - no concerts or live bands. Dark - no street lights out of major towns. No over-development, no high-rises, no major hotels or chains. Enjoying nature and living at its best.	3/3/2025 2:42 PM
139	Community	3/3/2025 2:02 PM
140	The people are friendly and the scenery is spectacular	3/3/2025 1:55 PM
141	open spaces	3/3/2025 1:42 PM
142	Peaceful, scenic, relaxed.	3/3/2025 1:13 PM
143	Lack of congestion, beaches, pollution free	3/3/2025 1:13 PM
144	Nice community, weather, most people	3/3/2025 1:10 PM
145	The people in this community	3/3/2025 1:06 PM
146	Natural environment	3/3/2025 12:55 PM
147	It's beauty	3/3/2025 12:53 PM
148	Beautiful environment and great community.	3/3/2025 12:53 PM

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149	Environment.	3/3/2025 12:29 PM
150	Laid back friendly lifestyle	3/3/2025 11:57 AM
151	The beauty	3/3/2025 11:51 AM
152	The people ,the communities .	3/3/2025 11:41 AM
153	Lifestyle & Open Spaces also Community engagement	3/3/2025 11:32 AM
154	Winter peace and tranquility when all the tourists and blowfly shackies arent pestering the town.	3/3/2025 11:22 AM
155	Close to the water. Friendly people. Fairly low crime rate.	3/3/2025 11:18 AM
156	The environment and the people	3/3/2025 11:11 AM
157	The location	3/3/2025 10:36 AM
158	Beautiful weather and community	3/3/2025 10:24 AM
159	Relaxed lifestyle	3/3/2025 10:19 AM
160	Beautiful beaches	3/3/2025 10:08 AM
161	The Casual lifestyle	3/3/2025 9:52 AM
162	N/A	3/3/2025 9:51 AM
163	Community spirit and pride taken by locals	3/3/2025 9:40 AM
164	Peace and quiet	3/3/2025 9:40 AM
165	Close proximity to beaches and walking tracks	3/3/2025 9:38 AM
166	The natural beauty	3/3/2025 9:29 AM
167	The environment & community	3/3/2025 9:28 AM
168	Good people, beautiful beaches, ease of travel.	3/3/2025 9:18 AM
169	Lifestyle	3/3/2025 8:52 AM
170	Natural beauty. Relaxed beachside community feel, informal path and cycleways. Residents and community	3/3/2025 8:45 AM
171	The beautiful environment we live in	3/3/2025 8:42 AM
172	Country and rural lifestyle with fabulous beaches	3/3/2025 8:32 AM
173	Natural beauty of area	3/3/2025 8:29 AM
174	Community and town coastal life	3/3/2025 8:28 AM
175	The Bay and beaches	3/3/2025 8:27 AM
176	People and relationships	3/3/2025 8:20 AM
177	Lifestyle	3/3/2025 8:18 AM
178	Coastal living	3/3/2025 8:09 AM
179	Engagement with community members.	3/3/2025 8:02 AM
180	Living near the sea	3/3/2025 7:31 AM
181	The climate. The people	3/3/2025 7:29 AM
182	Great Lifestyle	3/3/2025 7:16 AM
183	Just a good place to live	3/3/2025 7:06 AM
184	Quite lifestyle	3/3/2025 6:54 AM
185	The community	3/3/2025 6:54 AM
186	Lifestyle, beaches, golf course,	3/3/2025 6:52 AM
187	Embracing coastal life and the feeling of small but connected community	3/3/2025 6:43 AM
188	Lawn get long	3/3/2025 6:04 AM

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189	freycinet national park	3/3/2025 5:38 AM
190	Beaches are beautiful and well kept.	3/3/2025 3:37 AM
191	Lifestyle, community and beaches	3/3/2025 3:06 AM
192	The natural environment. But it can't be taken for granted. It needs ongoing support and protection. The coastline is teeming with invasive plants. It should be restored to how it was and endemic plants replenished. . This is very very important. The efforts made by volunteers are not enough. The coastal reserve is also a State government issue but the Shire can do so much more: it's in all our interest. Why not make Bichebo an area showcasing Tasmania's stunning native flora? That not only makes the environment healthier, it is a big drawcard for tourists.	3/3/2025 1:27 AM
193	Intact nature, clean air, quiet	3/3/2025 1:18 AM
194	Natural environment	3/2/2025 1:35 PM

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Q7 What are the greatest challenges facing our community?

Answered: 205 Skipped: 22

#	RESPONSES	DATE
1	Sufficient funds to maintain infrastructure.	3/30/2025 3:53 PM
2	Tourist Information, Mainland there are plenty of I's for people. People are lost and its not a great service for our grey nomads and people overseas.	3/29/2025 2:00 PM
3	Short-term: over-tourism and its effects: clogged roads, few homes available for would-be renters leading to staff shortages for businesses and services. Long-term: adapting to a changing climate and patterns of human movements; dealing with proposals for inappropriate development; preserving biodiversity and natural values	3/27/2025 7:48 PM
4	Inconsistency of reliable health resources. Lack of employment. Lack of rental housing for those working in hospitality, accommodation.	3/27/2025 5:16 PM
5	Lack of focus on the longevity of who will be here in 20 years	3/27/2025 2:39 PM
6	Lack of jobs for families and youths. Land that is only partially developed and lies empty of houses and people. Cats, domestic and feral, denuding our native wildlife.	3/27/2025 9:48 AM
7	tourist increase	3/24/2025 12:53 PM
8	maintaining and improving infrastructure	3/23/2025 8:57 AM
9	Possible challenges but necessary: - provide adequate footpaths and cycling infrastructure - Glamorgan touts itself as a cycling friendly area - it is NOT. Instead of constantly spending money on roads, work instead on delivering safe spaces for cyclists and pedestrians. The easier it is to drive faster (ironing out the bends in the roads), the more the fatalities of wild-life (there has been a huge increase). - Bush walkways on foreshore not maintained properly and when muddy is not walkable. - Not enough outdoor exercise areas for the older people who are the majority of the demographic in Bicheno. - Footpaths in towns are not being updated regularly so people can walk into town. For the older less mobile population, seating dotted regularly every 50 metres, so as to encourage people to walk and rest when need be. Exercise is good for health and wellbeing for all and is important to get older people mobile. - Speed limit in town to be reduced to 40km/h. There is a lot of pedestrian criss-crossing between shops in Bicheno town and 50km is too fast and dangerous. - For Bicheno to be treated like a regional town and not a city - for example, how was the neon night sign of the "Bich." approved in a small town? - Clearer signage: For example, the signs for dog-owners to be clearer, penguin habitat warnings to be clearer, less text and larger images - images (simple icon-like) are cross-culturally readable. Current signs need to be replaced, they are hidden behind foliage and are more like an essay than a quick visual "do & don't" of the area. Need signage for campervans to park at the boat trailer area as there is no room for them in town. - In dire need of a toilet at Redbill Beach. People are leaving used toilet paper in the bush and regularly even just on the road where vehicles are parked. - Great to have change rooms for beach goers at Waubs Beach. Used a lot by women as a safe and clean space. Toilets need an update, but change rooms are unique as I can't recall where else there are clean, wind-proof change rooms near a beach in Glamorgan. - Stop tree-felling on blocks of land that are staying idle. Fine handsomely those who remove them. Bicheno is unique with the trees that line the road in and out of the town, if the tree felling continues Bicheno will feel more like a suburb by the sea and not a nice place where one can sit under trees for shade and to feel close to nature. This is why a plan for Bicheno and each town in Glamorgan is needed, but in consultation with locals and experts to go forward.	3/22/2025 3:05 PM
10	Tourists	3/21/2025 2:20 PM
11	Infrastructure (such as footpaths) allowing the community and high influx of tourists (Bicheno & Coles Bay - higher rates than Cradle Mountain in 2024) to safely commute the town without needing to drive.	3/21/2025 11:39 AM
12	Expensive shops	3/21/2025 8:39 AM
13	Elderly care, dementia support, recycling (tip shop, green bin)	3/21/2025 8:26 AM
14	Stormwater and flood management and planning. Improving infrastructure with limited budget. Creating something special and unique for all to enjoy	3/20/2025 11:10 AM

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15	Keeping communities together	3/20/2025 9:13 AM
16	Sustainable development	3/20/2025 9:02 AM
17	Keeping infrastructure up to what is needed as we grow	3/20/2025 8:54 AM
18	Water, Doctors, especially with more people moving here	3/20/2025 8:51 AM
19	bushfire management,	3/18/2025 1:47 PM
20	Having to manage and negotiate the increasing visitor numbers with unsatisfactory infrastructure	3/18/2025 11:50 AM
21	Kinder care and age care	3/18/2025 9:19 AM
22	Over development	3/17/2025 9:57 PM
23	Accommodation for young ones	3/17/2025 8:08 PM
24	Not loosing access to area's managed by Parks Tasmania	3/17/2025 7:09 PM
25	Footpaths and sewerage on our beaches	3/17/2025 6:54 PM
26	Housing! Rentals worker shortage	3/17/2025 4:24 PM
27	Infrastructure Water Sewerage Too many air b and b's	3/17/2025 3:47 PM
28	Over tourism	3/17/2025 3:43 PM
29	Lack of water and waste management caused be the influx of tourism.	3/17/2025 2:31 PM
30	No commercial land available in our community. Not enough affordable housing. Lack of safe walkways for aging populations and families	3/17/2025 2:20 PM
31	Health and home care services Transport not enough footpaths. No GP . Rates far too high for low income residents. Tip fees far too high .	3/17/2025 2:05 PM
32	An aging population, lack of community facilities, lack of footpaths	3/17/2025 1:23 PM
33	Climate change - sea level rises and dune erosion Increased impact from tourism and lack of respect for the environment; amenities	3/17/2025 11:06 AM
34	Health access and active community limitations. Communication of community needs and activities - very disparate - need a website with health, activities and volunteering info that is community based not the Council one	3/17/2025 7:25 AM
35	Aging population. Bushfires. Climate change	3/16/2025 7:54 PM
36	Managing the visitor economy	3/16/2025 3:30 PM
37	Lack of vision of some council members which in turn means nothing progresses. We do have a great leader in council but from I can see he odes not get the support nor opportunity to make change (for the better). I think we do alot of talking and not alot of "Let's get out there and make changes)	3/16/2025 1:50 PM
38	Stability of a council and maintaining GSBC as our council.	3/16/2025 11:55 AM
39	Health and access to health services, public safety, dying community spirit and volunteerism, community groups played off against each other	3/15/2025 7:02 PM
40	Keeping Primary Jobs in the area. Without Primary Jobs we can not continue to fund all the community support things people want. Happy to come to council meeting and speak on this subject.	3/15/2025 6:00 PM
41	growing our community facilities needed to grow	3/15/2025 5:51 PM
42	Such a large area for our council to care for. One grader to service the entire Glamorgan Spring Bay area is not efficient. Too long between grading.	3/15/2025 2:32 PM
43	Keeping pace with expansion especially of elderly population	3/14/2025 10:12 PM
44	Tension between development and retention of natural heritage. Increasing tourism and the impact of that on nature. Increasing tourist accommodation and the impact that fragments our neighbourhoods.	3/14/2025 8:38 PM
45	Too many naysayers	3/14/2025 5:35 PM
46	Green tape and red tape	3/14/2025 5:26 PM

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47	Polarisation and division caused by a small minority trying to exert their will on the majority	3/14/2025 5:24 PM
48	Bichenore foreshore between the GRAVEL and the blowhole. Gravel storage on the foreshore is an eyesore	3/14/2025 5:23 PM
49	Protection of remnant bushland.	3/14/2025 2:47 PM
50	Aging community and small rate base to fund council work	3/14/2025 1:35 PM
51	Tourism industry causes shortage of rental accommodation by converting homes to visitor accommodation, yet at every turn tourism industry calls for accommodation for industry workers and other initiatives to be provided without the industry contributing to the solution. It is inequitable that two properties with the same valuation pay the same rates yet one can be a commercial property in the visitor accommodation space and the other can be a private home not used commercially. Visitor accommodation properties should be paying a higher rate to fund tourism industry expenditure.	3/14/2025 1:16 PM
52	No activities for teens.	3/14/2025 1:02 PM
53	Social housing programs being approved which introduce families into our community with no options for employment basically creating social housing ghettos	3/14/2025 11:28 AM
54	Too many Air BnB's. Council must regulate this.	3/14/2025 11:18 AM
55	Maintaining services without excessive rate increases.	3/14/2025 10:22 AM
56	activities for young people. lack of infrastructure	3/14/2025 10:09 AM
57	Too many motorhomes on the roads and too many Air BNBs, lack of accommodation for staff and under resourced medical and dental facilities. Limited public transport. Council offices should be centralised in Swansea. Annual rate increases of 10% when many residents are on fixed incomes.	3/14/2025 9:58 AM
58	Coping with over tourism	3/14/2025 9:46 AM
59	Medical facilities and lack of employment for the youth.	3/14/2025 9:23 AM
60	Climate change and over tourism	3/14/2025 7:48 AM
61	Subdivisions permitting colourbond sheds to be built and then converted to residential housing.	3/14/2025 7:14 AM
62	Lack of upgrades to growing populations including no adequate pedestrian infrastructure, poor roads, no line adhering to speed limits, no proper stormwater systems and poor short term "fixes" when works are reported. Lack of decent groceries and a lack of medical facilities/support. The road being the only way in and out is also a major issue for safety on emergency situations including wait time for an ambulance (and the trip back out) or during fires.	3/14/2025 7:14 AM
63	Reducing rubbish, recycling, bushfire preparedness	3/14/2025 6:54 AM
64	Traffic	3/14/2025 5:53 AM
65	Weed management. Controlling shiny leaf along the foreshore. Stormwater management. Controlling pets and ferals in sensitive areas e.g. around penguin nesting sites.	3/14/2025 2:16 AM
66	cost of living	3/14/2025 1:59 AM
67	Flooding in houses	3/14/2025 1:45 AM
68	Bridge across the Meredith River ,health services .Equitable distribution of health tax among all doctors surgeries .(including Swansea).	3/13/2025 5:21 PM
69	Roads! And no safe paths or space for cyclists on the roads make it extremely dangerous for locals and tourists on bikes as well as drivers overtaking in narrow and blind areas. Jobs and incentives for people to stay in the area. Housing! As a renter there are limited places available for rent whilst there seems to be lots of empty Air bnbs.	3/13/2025 10:17 AM
70	Tourism pressure	3/12/2025 9:57 PM
71	Health infrastructure	3/12/2025 6:04 PM
72	Awareness by Bureaucracy acknowledging the needs of the coastal towns . Not just those close to community offices	3/12/2025 2:43 PM
73	Roads and sustainable budget and internal town green spaces and enhancements	3/12/2025 1:18 PM
74	Isolation.	3/12/2025 10:04 AM

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75	Distance from shops and services.	3/12/2025 9:15 AM
76	Lazy council workers, councillors who are only there to bump up there super (all of them) & increase our rates astronomically & to take away services, & we thought it would get better with this lot, disgusting!	3/12/2025 8:54 AM
77	Population growth without adequate infrastructure.	3/11/2025 8:01 PM
78	I'm very concerned about the poor storm water management at waubs bay where sewerage of old shacks has been plummed directly into the storm water. This was confirmed by a local plumber. This means that children are essentially paddling in raw sewerage at the storm water entry near the surf club. A visiting marine biologist also expressed concern about the level of nutrient in the water this issue is causing resulting in algae growth which will eventually spoil the underwater environment in the bay.	3/11/2025 12:40 PM
79	work rest and play moving into the future increase population	3/10/2025 1:37 PM
80	Funding	3/10/2025 10:42 AM
81	Sewerage seeping onto the pristine beaches & contaminating the waterways.	3/10/2025 9:19 AM
82	Health, transport and education	3/9/2025 6:40 AM
83	Better roads, tourism infrastructure improvements, no interest in advancing new business opportunities newcomers not welcomed by born & bred locals, lack of interest in supporting new ideas, stuck in their ways	3/8/2025 9:25 AM
84	lack of services	3/7/2025 1:49 PM
85	Lack of meaningful infrastructure services (appliance repair, building maintenance, chimney cleaning, mulching and garden compost from council), drive time and cost to personal services	3/7/2025 10:52 AM
86	Urban development increase without the necessary infrastructures/ services in place in Swansea	3/7/2025 10:17 AM
87	Keeping young people local	3/7/2025 8:05 AM
88	Accommodating our tourist influx, example a caravan park & facilities!	3/7/2025 6:43 AM
89	Lack of improvement in the town in general	3/6/2025 10:08 PM
90	Over tourism, over development, poor roads with increased traffic. Increase in tourists with cars/caravans etc that will come with the new ferry (if they ever get them here). Uncertain future of Cambria property and the threat of inappropriate development there.	3/6/2025 9:46 PM
91	Lack of opportunities for older children to be physically active & engaged, outdated outdoor equipment, unfenced play areas at parks. Providers of extra curriculum activities are not interested in coming to our area. Nil bus service from Swansea to launceston & return. Nil online shopping deliveries & only one supermarket. Seaweed. Finding people to employ.	3/6/2025 9:08 PM
92	Cost of living	3/6/2025 3:59 PM
93	Getting some medical services like xrays, lack of transport, airbnb taking over with airbnb owners paying the same rates as residents (? not sure if this is correct, but if rates keep rising it will be problematic for a lot of long term residents)... I know of someone who makes 100k pa for their airbnb	3/6/2025 2:08 PM
94	Lack of rates funds due to people not building houses on their blocks, only caravan or small amenity block.	3/6/2025 11:12 AM
95	Infrastructure for growing towns	3/6/2025 10:54 AM
96	Lack of some resources, like hairdresser in the Orford Triabunna area.	3/6/2025 9:24 AM
97	Tourism and parking facilities. Lack of public toilets at blowhole	3/6/2025 9:07 AM
98	Lack of consistent planning, lack of footpaths, difficulty in communicating with council, rates not applied consistently or fairly	3/6/2025 8:54 AM
99	Would love a bike/walking track say from Cnr of Barton Ave all the way to Triabunna township.	3/5/2025 12:57 PM
100	Maintenance of high standards in all the above categories without hiking rates too high to afford	3/5/2025 12:25 PM
101	Medical facilities	3/5/2025 12:17 PM

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102	Food shopping - access to services	3/5/2025 11:01 AM
103	Upkeep of roads Maintenance of nature strips	3/5/2025 9:06 AM
104	Health, cycling and pedestrian pathways between Orford & triabunna, amount of small businesses closing is a concern.	3/4/2025 11:55 PM
105	Not enough accommodation for people who want to live and work here. Limited spaces at Day Care Centre. We need another Doctor urgently. Tasmania Hwy needs urgent attention on the entrance to the town going north. Ambulance station needs to get moving...it has been too long. The Lions Park playground equipment needs to be resolved. The toilets for the Skate Park needs to be resolved. The Triangle fiasco is disgusting after at least 10 years of nothing but money wasting changing plans.	3/4/2025 9:23 PM
106	Fire danger management; development without changing the character	3/4/2025 8:40 PM
107	Tourism; invasive weeds on private property.	3/4/2025 7:59 PM
108	Trees causing nuisances	3/4/2025 6:21 PM
109	Sewerage and cycling/walking infrastructure	3/4/2025 5:16 PM
110	Health services increasing tourism	3/4/2025 4:18 PM
111	Overall provision of services with a limited rating base	3/4/2025 4:08 PM
112	smelly weed and biological soup in the Meredith river and seaside, the different socio structures and their struggle against each other. Support lacking.. The constant rise of rates charges	3/4/2025 2:50 PM
113	Climate change and environmental issues and an ageing population	3/4/2025 1:35 PM
114	Transport and accommodation for workers	3/4/2025 1:28 PM
115	air bnbs continuing to take over and footpaths that just stop randomly.	3/4/2025 1:22 PM
116	Ageing population requiring access to health services and independent living villages	3/4/2025 12:53 PM
117	too small a population for services needed, we cant just pay more	3/4/2025 9:37 AM
118	Council delivering all services	3/4/2025 8:04 AM
119	Aging population and lack of appropriate resources and infrastructure	3/4/2025 7:53 AM
120	Lack of retail outlets	3/4/2025 7:17 AM
121	Housing There's plenty of houses and new builds but,,,, Housing is now majorly airbnb with council not only making expensive mistakes (8m for Tassal water)example But the airbnb caters to a demographic of holiday "families "impacting the community disproportionately with council taxing /rates/services being applied to residents on the basis of rental returns,,,,simply one can increase their revenue whilst the other cannot,especially the retired . Airbnb removes housing for people who may be wishing to work with the irony of those wanting staff unable to hire because of no housing	3/4/2025 1:02 AM
122	Not having a swimming pool, so that a community that is surrounded by water is able to learn to swim and a pool is also important for older bodies to exercise	3/3/2025 9:36 PM
123	Uncontrolled development	3/3/2025 9:29 PM
124	costs of infrastructure repairs and improvements	3/3/2025 9:18 PM
125	Need more recycling options Tip shop , green waste etc Children playground needs HUGE improvements, More transport for elderly	3/3/2025 9:06 PM
126	Lack of transparency at council administration level.	3/3/2025 8:12 PM
127	Lack of council wanting to help work with and helping the community deal with issues such as the compliance officer coming out and bullying land owners when they should be coming out to provide help with ensuring that we comply with the requirements not come in all aggressive and argumentative.	3/3/2025 8:11 PM
128	Cost of housing	3/3/2025 7:55 PM
129	With the influx of people and people moving here we need better grocery stores	3/3/2025 7:35 PM
130	\$ and affording so much infrastructure	3/3/2025 7:18 PM
131	1. Paying off those ridiculous PPRWS pipeline loans.	3/3/2025 6:55 PM

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132	Attracting Tourists	3/3/2025 6:39 PM
133	Education, management skills are not valued by many in this community.	3/3/2025 6:16 PM
134	Lack of action by council, lack of funding, lack of lobbying by council, lack of listening by council, a council who struggles to get along internally, lack of support from council.	3/3/2025 5:46 PM
135	Employment opportunities for young people. Y	3/3/2025 5:08 PM
136	Employment	3/3/2025 3:59 PM
137	Too rapid expansion....unit complexes. Councillors, when approached at Community sessions unable to answer questions and saying " contact xyz" 😊. My details were taken down but no contact made re issues. Dismissive of questions, making a joke of inquiries, passing the buck. Sad 😞	3/3/2025 3:56 PM
138	Declining services and support from the Council for projects and ideas to invigorate the town.	3/3/2025 3:43 PM
139	Drugs and crime	3/3/2025 3:42 PM
140	Too few footpaths - Future Infrastructure requirements needed for future planning of new developments	3/3/2025 3:34 PM
141	Lack of staff. The price of groceries.	3/3/2025 2:49 PM
142	Overrun with tourists destroying the amenity of locals. Locals having to struggle to visit attractions in their own area. No overtaking lanes north or Orford. No turnout bays for slow vehicles, caravans, boat trailers on Tasman Highway, and insufficient signage warning of upcoming rest stops or view points. Inaction over preventing or repairing coastal erosion. Insufficient	3/3/2025 2:42 PM
143	Accommodation for business workers The exorbitant cost of essential items at local supermarkets etc versus the costs in major towns and cities. Land Tax	3/3/2025 2:29 PM
144	Resistance to contemporary needs.	3/3/2025 2:02 PM
145	Isolation, lack of services for school age children	3/3/2025 1:55 PM
146	law breakers	3/3/2025 1:42 PM
147	Town is turning bad with all the low cost housing going in	3/3/2025 1:18 PM
148	The Village is a wonderful community hub in Triabunna with activities and support available. I know they continually struggle with adequate funding. Also high cost of groceries locally compared with urban areas. Public transport within townships.	3/3/2025 1:13 PM
149	Excessive development without adequate infrastructure safeguards	3/3/2025 1:13 PM
150	Trying to get a fire hazard cleared	3/3/2025 1:10 PM
151	Keeping young people occupied	3/3/2025 1:06 PM
152	Access to services. No pool for children to learn to swim. Lack of Investment in our towns which cause people to leave / move to cities. Lack of creativity in the delivery of new services: for example, the new Bicheno skatepark is wonderful, but it sits in a dirt pit? Why can't it be completed with landscaping, toilets and the proposed pump track? Our "built places" here in Bicheno are dreadfully lacking - where is the ambition to have beautiful, architecturally designed public spaces to match the calibre of our natural environment?	3/3/2025 12:55 PM
153	Age, affordable housing, cost of living.	3/3/2025 12:53 PM
154	The cost of doing business with a relatively small rates base.	3/3/2025 12:53 PM
155	Aging and lack of services. Population loss.	3/3/2025 12:29 PM
156	Air bnbs , people cannot get accomodation for work / IGA Bicheno cannot get a butcher as longterm rentals are non existent	3/3/2025 11:57 AM
157	Tourism and holiday rentals . Sewage, due to the lack of infrastructure and planning . There is no infrastructure!	3/3/2025 11:51 AM
158	Ageing demographic, affordable rental housing for the carers and ancilliary staff that are and will be increasingly needed.	3/3/2025 11:41 AM
159	Cost of Living	3/3/2025 11:32 AM

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160	Nimbies. People who recently arrive to the town and expect it to change to suit themselves. The Tasman Highway is inadequate for the population growth and tourism and hospitality businesses plaguing our area. More grants and funding are fed into tourism businesses and marketing and yet the infrastructure to support this is not upgraded. The locals suffer, especially those that do not derive an income from pestilent tourism or hospitality.	3/3/2025 11:22 AM
161	Ageing population. Lack of jobs across all age groups.	3/3/2025 11:18 AM
162	No forward planning Inadequate infrastructure Wastewater systems failing Muirs beach water quality terrible	3/3/2025 11:11 AM
163	Need more walking tracks in Swansea. There's only one track - around Waterloo point. It's in a shocking state.	3/3/2025 10:36 AM
164	Gaoling the corrupt idiots who approved (foreign-owned) TASSAL's greedy water grab from the Prosser River.	3/3/2025 10:33 AM
165	Council	3/3/2025 10:24 AM
166	Planning and funding available to manage the council area	3/3/2025 10:19 AM
167	People are illegally building and developing under your noses and not enough is being done about it.	3/3/2025 10:08 AM
168	Lack of services,need more for Mental Health,some one here 24/7..a Veterinary Practise for farmers and our domestic pets..why does our supermarket be so expensive..lack of choice...over priced shops with Sydney prices for clothes...NOT ENOUGH SUPPORT FOR YOUNG ADULTS FOR EMPLOYMENT ENTERTAINMENT..SWANSEA IS LIVING IN THE DARK AGES.	3/3/2025 9:52 AM
169	making enough money to provide the services	3/3/2025 9:51 AM
170	Over development of housing. Way too many subdivisions taking place.	3/3/2025 9:40 AM
171	Health and community services access	3/3/2025 9:40 AM
172	Ageing population & also development and improving infrastructure to cope with increased residential land coming to market.	3/3/2025 9:38 AM
173	Access to sporting facilities	3/3/2025 9:29 AM
174	Lack of younger people coming to live in the area to make the community more vibrant. Not enough rentals or affordable housing.	3/3/2025 9:28 AM
175	Medical services, housing to attract workers, ageing population, poor planning, small rate base.	3/3/2025 9:18 AM
176	environment and poor building planning	3/3/2025 8:59 AM
177	Roads suck	3/3/2025 8:52 AM
178	Over development of the natural assets and community infrastructure. Needs to be a balance between accomadating visitor access and keeping the relaxed,natural environment that attracts people to the area	3/3/2025 8:45 AM
179	Environment issues, lack of finances, lack of employment opportunities.	3/3/2025 8:42 AM
180	Too much red and green tape by governments imposing additional costs on residences and business. Local government is limited in its financial ability to grow and develop the community due to too many regulations such as over the top building regulations.	3/3/2025 8:32 AM
181	managing development and maintaining what we have	3/3/2025 8:29 AM
182	Population growth, infrastructure, services eg banks, shops	3/3/2025 8:28 AM
183	Long term rentals and lack of infrastructure	3/3/2025 8:27 AM
184	Helath and accomodation	3/3/2025 8:20 AM
185	Health of residents	3/3/2025 8:18 AM
186	GSBC neglect, lack of infrastructure	3/3/2025 8:09 AM
187	Money to upgrade facilities.	3/3/2025 8:02 AM
188	Medical support - full time committed GP	3/3/2025 7:35 AM
189	Over tourism especially Air B&B. Nowhere to live for the workforce to live to keep up with it	3/3/2025 7:31 AM

2025/26 Community Survey

	all	
190	Housing stock especially for hospitality & tourism workers. The lack of education and training opportunities. The need for more tourist motels.	3/3/2025 7:29 AM
191	Roads due to huge increase of tourists both local and interstate coming to the East Coast	3/3/2025 7:16 AM
192	Hard to please all people all the time	3/3/2025 7:06 AM
193	Sewage leakage	3/3/2025 6:56 AM
194	Water	3/3/2025 6:54 AM
195	Keeping the place looking good, not like some rundown little town	3/3/2025 6:54 AM
196	Infrastructure	3/3/2025 6:52 AM
197	Community connection is always a challenge. Anything counsellor can do to facilitate considered development that brings residents to the area and continued support of festivals and events. Further investment in coastal attractions, walks, signage, etc	3/3/2025 6:43 AM
198	New foot paths	3/3/2025 6:04 AM
199	progressive thinking	3/3/2025 5:38 AM
200	Environmental support, especially for private land owners.	3/3/2025 4:03 AM
201	Footpaths are terrible, building of homes not overseen properly, provision of town water appalling and too expensive.	3/3/2025 3:37 AM
202	Road maintenance to some streets in orford lacking . Lack of some services in orford . Drainage infrastructure lacking when heavy rainfall or slight flooding especially in orford Maintenance of pathways and walk ways lacking/ minimal in places due to bird life enthusiasts more important than human needs. Road to Riverside Rd boat ramp in orford below hotel in terrible repair due to thousands of boat trailers and 4wd use. Library in orford/triabunna would be wonderful.	3/3/2025 3:06 AM
203	1.Environment The destruction of the natural environment is a huge issue. The penguins are disappearing, it's devastating to the town. Part of the reason is unleashed dogs.Too many residents and visitors let dogs and cats run freely with no rangers or fines to deter them. If residents don't naturally do the right thing, the shire has to step in. More signs are needed to tell visitors not to shine torches on penguins or take dogs to the coast. . Full time rangers are needed to police all this and if the budget isn't there the Shire should use regulated volunteers. If the penguins go completely, tourism will plummet and we'll all suffer but this is not just a financial matter. The region has been the home of penguins for millennia. 2. The Shire needs to improve waste disposal methods: separating recyclables.	3/3/2025 1:27 AM
204	Over development	3/3/2025 1:18 AM
205	Lack of services and infrastructure. Poor roads and footpaths.	3/2/2025 1:35 PM



GLAMORGAN SPRING BAY COUNCIL

FEEES AND CHARGES REGISTER

2025/2026

Adopted:
Minute No.

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ADMINISTRATIVE FEES

Type	Unit	2024-2025	2025-2026
Photocopying - Black and White A4	per page	\$0.15	\$0.16
Photocopying - Black and White A3	per page	\$0.41	\$0.42
Photocopying – Colour A4	per page	\$0.62	\$0.63
Photocopying – Colour A3	per page	\$1.39	\$1.43
Search and copy of permit and plans	per application	\$59	\$140
Road Closure Fee	Fee + cost of advertisement	\$136 + cost of advertisement	\$61

MARINE INFRASTRUCTURE FEES

Type	Unit	2024-2025	2025-2026
Marina Berth - Private use Fixed Jetty	per year	\$4,603	\$4,714
Marina Berth- Private use Floating Pontoon	per year	\$5,769	\$5,908
Marina Berth - Commercial Tour Floating Pontoon (Single phase)	per year	\$5,769	\$5,908
Marina Berth - Commercial Fishing Floating Pontoon (Three phase)	per year	\$6,076	\$6,222
Marina Berth – Eco Berth	per year	\$1,412	\$1,446
Marina Berth floating or fixed – Casual Rate (Daily)	per day	\$50	\$52
	per week	\$185	\$190
	per month	\$589	\$604
Marina Berth - Eco - Casual Hire	per day	\$27	\$28
	per week	\$71	\$73
	per month	\$212	\$218
Fisherman's Wharf Fee < 18m length	Annual	\$1,694	\$1,735
Fisherman's Wharf Fee boats >18m length	Annual	\$2,541	\$2,602
Fisherman's Wharf – Casual Rate	per day	\$50	\$52
	per week	\$185	\$190
	per month	\$614	\$629
Fisherman's Wharf – Unloading Fee	each	\$74	\$76
Fisherman's Wharf – Cleaning Fee (When required)	each	\$98	\$101
Use of Single phase power at wharf - Per connection	up to 24 hours	\$20	\$21
Use of Three Phase Power - Per connection	up to 24 hours	\$38	\$39
Maintenance work on vessels at wharf	per day	\$98	\$101
	per week	\$614	\$629

WASTE MANAGEMENT TRANSFER STATION FEES

Type	Unit	2024-2025	2025-2026
General waste (min \$5)	per cubic meter	\$30	\$31
Compactor Vehicle	per cubic meter	\$43	\$45
Recyclable materials	-	no charge	no charge
Metals / Oils / Batteries	-	no charge	no charge
Mattresses	Per unit	\$26	\$27
Greenwaste:			
Car boot load	each load	\$7	\$8
Utility tub tray / flat tray	each load	\$12	\$13
Trailer single axle (no cage)	each load	\$12	\$13
Trailer single axle (with cage)	each load	\$18	\$19
Trailer double axle (no cage)	each load	\$18	\$19
Trailer double axle (with cage)	each load	\$28	\$29
Loads larger than above	per cubic meter	\$10	\$11
Tyre disposal:			
Car	per tyre	\$18	\$19
Small truck/4WD	per tyre	\$21	\$22
Large truck	per tyre	\$28	\$29

CEMETERY FEES

Type		Unit	2024-2025	2025-2026
Plot Reservation Certificates – Right of Burial for 25 years		each	\$341	\$350
Niche Wall Allocation		each	\$268	\$275
Niche Wall Plaque installation		each	-	\$175
Old / Lawn Section burials	(Contractor service)	each	\$1,172	POA
Children – max coffin size 1350mm x 450mm	(Contractor service)	each	-	POA
Re-open Fee (Old / Lawn section)	(Contractor service)	each	\$958	POA
Burials outside working hours (additional charge)	(Contractor service)	each	\$583	POA

PRIVATE WORKS FEES

Type		Unit	2024-2025	2025-2026
Labour	subject to availability and competitive options	hr	-	\$102.00
Grader Hire	subject to availability and competitive options	hr	-	\$125.00
Project scope	Price on application	scope	-	POA

PLANNING AND DEVELOPMENT FEES

Type	Unit	2024-2025	2025-2026
Basic Fee	Each	\$155	\$159
Base Application Fee (Required for to all applications) Value of Works	\$0 - \$100,000	\$166	\$170
	\$100,001 - \$749,999	\$827	\$847
	\$750,000 - \$1,499,999	\$1,544	\$1,582
	\$1,500,000+	\$1,855	\$1,900
Scaled Assessment Fee (Applicable to All Applications)			
For every \$1,000 value of work where value of work is	>\$25,000	\$1.80	\$2.00
Discretionary Assessment Fee			
For all discretionary applications	each	\$202	\$207
Subdivision Assessment Fee			
Minor boundary adjustment	each	\$179	\$184
Base fee	each	\$871	\$892
New lot assessment fee (per lot)	each	\$73	\$75
Sealing of Final Plan			
Base fee	each	-	\$526
Lot assessment fee	each	-	\$70
Public Notification Fee			
For all discretionary applications	each	\$497	\$509
For planning scheme amendment & level 2 activities	each	\$1,297	\$1,329
Minor Amendment Fee			
Permitted Application	each	\$155	\$159
Discretionary Application	each	\$309	\$317
Planning Scheme Amendment (Note: Application assessment fees & TPC fee also payable in addition)			
Assessment Fee	each	\$15,901	\$16,283
Extensions of time			
Extension of 2-year substantial commencement	each	\$153	\$157
Developer Contribution Fee			
Cash in lieu of car parking	each	Per Policy = (cost of land + construction cost) x 0.5	Per Policy = (cost of land + construction cost) x 0.5
Part 5 Agreements			
Execution of Part 5 Agreement	each	\$532	\$545
Or if required by Planning Permit	each	\$355	\$364

Region Land Use Strategy			
Request to amend Regional Land Use Strategy	each	\$3,240	\$3,318
Specialist Assessment of DA Required			
EIA or specialist study to be assessed by suitably qualified person not contained within Council (e.g. archaeologist). Actual amount charged shall be paid by applicant in addition to applicable fee.	each	Cost of the peer review study + 15% administration fee	Cost of the peer review study + 15% administration fee
Development Engineering			
Plan assessment & inspection	each	1% of certified value of work, minimum \$500	1% of certified value of work, minimum \$500
Re-inspection fee		\$212	\$218
Review of updated drawings fee	per set	\$277	\$284
Permit fee - conduct an activity or any work within a council road/street	each (Domestic)	\$139	\$143
	each (Commercial)	\$194	\$199
Stormwater connection and inspection fee	each (Kerb or pit connection)	\$1,213	\$1,243
	each (Drain)	\$277	\$284
Infrastructure protection bond (Protection of existing footpaths, kerbs etc)	each	POA	POA
Contribution fee for WSUD (per lot)	each	\$1,985	\$2,033
Strata Title Act 1998			
Strata title and Strata scheme assessment	per lot	\$513 plus \$68 per lot	\$526 plus \$70 per lot
All other Strata Title Act 1998 applications		\$355	\$364
Petitions to Amend Sealed Plan			
With written support of all interested parties	each	\$379	\$389
Without written support of all interested parties	each	\$733	\$751
Hearing fee	each	\$615	\$630 plus Council's legal costs at cost
Miscellaneous Fee for LUPAA or LGBMP applications			
Miscellaneous		\$261	\$526
For Retrospective Approval			
For all retrospective applications	each	Plus 50% of the applicable fee	Plus 100% of the applicable fee

BUILDING FEES

Type	Additional Information	Unit	2024-2025	2025-2026
Building Works under \$19,999 - Class 1, 10, 1 & 10	Application for a Building Permit, Demolition Permit, Permit of Substantial Compliance and Certificate of Completion for all classes.	per application	\$331	\$339
Building Works \$20,000 and over for Class 1, 10, 1 & 10	Application, assessment and completion certificate for a Building Permit, Demolition Permit and Permit of Substantial Compliance for the following classes:			
	• Class 1 / Classes (1 and 10)	per application	\$508	\$521
	• Class 10	per application	\$322	\$330
	• Multi-Unit Development (2 or more separate units)	per application	\$508	\$521
Building Permit (Class 2-9)	Application for a Building Permit, Demolition Permit, Permit of Substantial Compliance and Certificate of Completion.	per application	\$625	\$640
Staged Building Permit	Stage 1	Each stage	\$258	\$265
	Stage 2			
	Stage 3			
	Stage 4			
Notifiable Building Works	Lodgement, assessment, associated correspondence and record keeping.	per application	\$331	\$339
Amended CLC/ drawings		each drawing	\$194	\$199
Extension to building permit / Notifiable approval		per application	\$130	\$134
Building Certificate		per application	\$579	\$593
Temporary Occupancy Permit Admin Fee		each permit	\$77	\$79
Minor works notification form		per application	\$76	\$78
For all retrospective applications		each	Plus 50% of the applicable fee	Plus 100% of the applicable fee

PLUMBING FEES

Type	Additional Information	Unit	2024-2025	
Plumbing - Building Works under \$19,999 - All classes	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations, and amendments	per application	\$380	\$390
Plumbing - Building Works \$20,000 and over (Classes 1, 10 and multi-unit development)	Class 10 - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations, and amendments.	per application	\$534	\$547
	Class 1 or Classes 1 and 10 - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations, and amendments	per application	\$971	\$995
	Class 1 or Classes 1 and 10 with an Onsite Wastewater Management System - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations, and amendments	per application	\$1,383	\$1,417
	Multi-unit development	2 Units	\$1,383	\$1,417
		Additional unit	\$1,103	\$1,130
Plumbing - Building Works \$20,000 and over (Classes 2 -9)	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations, and amendments	per application	\$1,103	\$1,130
	With an Onsite Wastewater Management System - Application for	per application	\$1,654	\$1,694

	Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations, and amendments			
Permit Authority Completion Certificates	<ul style="list-style-type: none"> Building & Demolition Plumbing 	each application	\$130	\$134
Site inspection		per 0.5 hour	\$130	\$134
Amended drawings		each drawing	\$194	\$199
Temporary Occupancy Permit Admin Fee		Each permit	\$73	\$75
Extension to plumbing permit		per application	\$130	\$134
Permit of Substantial Compliance		each	\$547	\$561
For all retrospective applications		each	Plus 50% of the applicable fee	Plus 100% of the applicable fee

ENVIRONMENTAL HEALTH

Type	Unit	2024-2025	2025-2026
Food Business Registration Fees			
Temporary Food Registration	per event	\$35	\$36
Temporary Food Registration local community (non profit organisation)	per event	FREE	FREE
Classification Priority 1	per license	\$314	\$322
Classification Priority 2	per license	\$237	\$243
Classification Priority 3	per license	\$161	\$165
Classification Priority 3 (notify only)	one off fee	\$35	\$36
Classification Priority 4 (notify only)	one off fee	\$35	\$36
Not for profit (Sporting & Community Groups, Charities etc)	per license	Free	Free
Assessment of Plans for Commercial Kitchen (Form 49)	per assessment	\$261	\$268
Inspection and Occupancy Report for commercial kitchen (Form 50)	per report	\$261	\$268
Miscellaneous Health Fees			
Place of Assembly License – specific event	each license	\$94	\$97
Place of Assembly License – specific event (local community non-for-profit organisation)		FREE	FREE

Swimming pools/spas samples (request /non investigative)		Cost of analysis + \$163/hr or part there-of	Cost of analysis + \$167/hr or part there-of
Commercial Water Carriers Permit	for one year	\$94	\$97
Regulated system registration-new	each	\$119	\$122
Public Health Risk Activities (tattooists, skin penetration)– Business application and renewal	each	\$94	\$97
Public Health Risk Activities (tattooists, skin penetration)– Operator application and renewal	each	\$56	\$58
Private Water Supplier Permit	each	\$94	\$97
Caravan License	each	\$274	\$281
Permit for burial of human remains on private land	each	\$202	\$207

DOG MANAGEMENT FEES

Type	Unit	2024-2025	2025-2026
Non-Desexed Dog	per animal	\$65	\$70
Desexed dog	per animal	\$42	\$35
Working dogs (which is kept for the purpose of working stock)	per animal	\$42	\$35
Dog owned by a pensioner (one desexed dog only)	per animal	\$12	\$13
Declared dangerous dog & Restricted Breeds	per animal	\$531	\$544
Registered guide dog/assistance dog	per animal	FREE	FREE
Replacement tag	per tag	\$9	\$10
Release of dog from pound 1 st offence	per release	\$48	\$50
Release of dog from pound 2 nd and subsequent offences	per release	\$179	\$184
Daily maintenance charge whilst impounded	per day	\$48	\$50
Dog Nuisance Complaint Fee (refundable upon confirmation)	per complaint	\$141	\$145
Kennel Licence – New	per licence	\$52	\$54
Kennel Licence – Renewal	per licence	\$43	\$45



Glamorgan Spring Bay Council

Financial Hardship Assistance Model Policy

Version 3

**Adopted:
Minute No.:**

Document Control

Policy Name	Financial Hardship Assistance Policy
First issued/approved	28 April 2020
Source of approval/authority	Council
Last reviewed	April 2025
Next review date	April 2029
Version number	3.0
Responsible Officer	General Manager
Department responsible for policy development	Governance
Related policies	<ul style="list-style-type: none"> Local Government Act 1993, Part 9 – Rates and Charges Rates and Charges Policy
Publication of policy	Website

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1 Introduction

1.1 Purpose

The purpose of this policy is to enable Council to provide a consistent approach to assisting community members and commercial operators across the Glamorgan Spring Bay Council, who are suffering financial hardship by providing an appropriate level of relief from Local Government rates.

1.2 Scope

This policy applies to ratepayers experiencing genuine and serious financial hardship and needing assistance to meet both their basic needs and their rate payment obligations to Council. It is not intended to be used to maintain financial positions for those who do not need it and are not genuinely impacted by serious financial hardship.

It also applies to commercial/business ratepayers within the Commercial Land Use Category who are experiencing hardship due to the loss of operating revenue or reduced disposable income.

It is not intended to be used to maintain financial positions for those who do not need it and are not genuinely impacted by serious financial hardship.

This policy applies only to Council rates and charges levied in accordance with Part 9 – Rates and Charges of the *Local Government Act 1993*. This policy does not apply to rates or fees collected on behalf of other authorities in accordance with section 88 of the *Local Government Act 1993*., such as fire service contributions collected pursuant to section 79B of the *Fire Service Act 1973*.

1.3 Principles

This policy will be applied in accordance with the following principles:

- (1) Consistent, equitable and respectful treatment of all residents and ratepayers that is sensitive to their specific circumstances.
- (2) Maintaining Council's ability to provide essential services to our community through appropriately applied rating.
- (3) Assisting ratepayers who are suffering serious financial hardship, so that they may overcome these circumstances and return to financial stability and contributing equitably to local services.
- (4) Ensuring that those able to contribute to local services, continue to do so.
- (5) Minimising the opportunity for misuse, exploitation or fraud by ensuring decisions made to provide special relief or assistance are supported by sufficient evidence.
- (6) Maintaining confidentiality and privacy of applicants and ratepayers, their applications and any information provided.
- (7) One additional principle applies to Commercial Hardship. That is, the principle of proportionality – namely, that any agreed arrangements will take into account both individual and community wide circumstances (such as the COVID-19 pandemic) on commercial ratepayers, with specific regard to their revenue, expenses, and profitability.

1.4 Related Policies and Legislation

This policy relates to and depends on other Council policies, as well as Tasmanian Government legislation, including:

- *Local Government Act 1993*, Part 9 – Rates and Charges¹, particularly:
 - Section 86A – General principles in relation to making or varying rates
 - Sections 125-127 – Postponement of payment
 - Section 128 – Late payments
 - Section 129 – Remission of rates
- *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*²
- *COVID-19 Disease Emergency (Commercial Leases Code) Act 2020*
- Rates and Charges Policy (pursuant to section 86B of the *Local Government Act 1993*).

1.5 Policy Review and Update Cycle

This policy is to be reviewed every four years.

2 Policy

2.1 Genuine Financial Hardship

According to the Australian Taxation Office (ATO)³, individuals are considered to be in serious hardship when they are unable to provide the following for themselves, their family or other dependants:

- (1) Food;
- (2) Accommodation;
- (3) Clothing;
- (4) Medical treatment;
- (5) Education;
- (6) Other basic necessities.

A number of factors can contribute to or trigger serious financial hardship, including:

- (1) Loss of employment of the property owner, family member or household primary income earner;
- (2) Serious illness, including physical incapacity, hospitalization, or mental illness of the property owner or family member;
- (3) A natural disaster;
- (4) A public health emergency or declared state of emergency;
- (5) Family tragedy;
- (6) Family breakdown;
- (7) Financial misfortune;
- (8) Other serious or complicating circumstances.

Community wide issues and circumstances, such as the COVID-19 pandemic, may impact financial hardship, but hardship is always assessed at an individual level, and requires reviewing personal circumstances.

Serious financial hardship involves both low income/cash flow and a low asset base. Personal property portfolios beyond a primary residence [or a business's primary operating space] can be employed to

¹ See: <https://www.legislation.tas.gov.au/view/html/inforce/current/act-1993-095#HP9@HD9@EN>

² See: <https://www.legislation.tas.gov.au/view/whole/html/inforce/current/act-2020-011>

³ See: <https://www.ato.gov.au/General/Financial-difficulties-and-serious-hardship/Individuals-with-serious-hardship/>

improve an applicant's cash flow and financial sustainability. Applications for assistance on residential investment properties will not be considered.

2.2 Evidence of Financial Hardship

Applicants will need to provide evidence of their circumstances of financial hardship to justify Council's special consideration of their case. The type of evidence required will depend on your circumstances and may include, for example, one or more of the following:

- Assessment by an independent accredited financial counsellor demonstrating an inability to both pay rates and to rearrange asset portfolios to facilitate payment;
- A statutory declaration from an appropriate and independent professional, familiar with the applicant's circumstances (e.g. a family doctor for health-related evidence, a bank official, insurance policy manager, etc.);
- Pending disconnection of essential services, like water, electricity, gas (does not include mobile phone or internet bills);
- Notice of impending legal action;
- Letter from charitable organisation regarding loss of employment or inability to provide for basic necessities;
- Bank notice for example, overdraft call or mortgaged property repossession;
- Employer notice of redundancy or termination of employment;
- Overdue medical bills;
- Letter from doctor verifying the inability to earn an income due to illness or caring for a sick family member;
- Final notice from school regarding payment of mandatory fees;
- Funeral expenses;
- Repossession notice of essential items, like a car or motorcycle.
- Details of closure
- Tenant correspondence requesting relief (if applicable);
- Accountant Statement;
- Other documentation demonstrating that your business is experiencing financial hardship.

2.3 Scale of Rates Relief for Community Operators

Council may apply the following to businesses experiencing loss of revenue (compared to the same period in the previous year):

- Between 75-100% - a rates waiver;
- Between 50-75% - a rates deferral, negotiated payment terms and/or waiver of penalty and interest charges;
- Between 30-50% - negotiated payment terms and/or waiver of penalty and interest charges;
- Between 0-30% - would prima facie receive no benefit unless they show individual cause⁴.

The value of any waiver will be capped at 50% of the rates or \$1000 whichever is the lesser amount.

2.4 How Council can Help

The *Local Government Act 1993* provides Council with three methods of rate relief:

- (1) Postponing rate payments (sections 125-127)
- (2) Remission of late payment penalties or interest (section 128)

⁴ Aligned with the JobKeeper Program

(3) Remission of rates (section 129)

Remission of any rates is reserved only for the most serious and exceptional of financial hardship cases. Even in these cases, deferral of rate payments must be applied for and granted first, before an application for rates remission can be considered – see the Hardship Policy for further information.

2.4.1 Postponing Rate Payments – Deferral Arrangements

In confirmed cases of financial hardship, Council may choose deferral of individual rates payments within a defined period, in whole or in part, to be paid back at a later date, subject to any conditions Council determines. The deferral arrangement applies to specified payments and other rate payments are not affected and continue to accrue as normal.

The terms of rate deferral arrangements will be proportionate to the applicant's demonstrated financial hardship circumstances, so supplying sufficient evidence of these circumstances is important for developing the appropriate terms.

Rate payment deferrals approved under this section are typically deferred by 3 months. However, rate deferral arrangements can only defer individual payments up to a maximum of two (2) years and only in the most serious circumstances.

All deferred payments must be repaid as specified in accordance with the deferral arrangement, otherwise regular late payment penalties and/or interest will apply.

Ratepayers who are subject to a deferral arrangement who overcome their financial hardship circumstances are encouraged to begin repaying their deferred rates payments as early as they are able.

Note that Council may revoke any postponement of rates payments at any time, in accordance with section 127 of the *Local Government Act 1993*, by giving 60 days' notice in writing to the ratepayer.

2.4.2 Remitting Late Payment Penalties and Interest

For typical circumstances that are not of financial hardship, rates must be paid by the due date, and Councils may charge a penalty or daily interest or both for each late payment. However, for confirmed cases of financial hardship, Council may waive either the applicable late payment penalties, or the interest accumulated, or both, for a specified period that relates to the period of financial hardship.

2.4.3 Remitting Rates

Remission of any rates, late payment penalties or interest, in part or in full, is reserved only for the most serious and exceptional of financial hardship cases. Even in these cases, deferral of rate payments must be applied for and granted first, before an application for rates remission can be considered.

After the applicant has entered into a deferral arrangement with Council, the applicant may apply for remission of rates. The application must demonstrate:

- (1) Financial hardship;
- (2) Exceptional and serious circumstances;
- (3) How the applicant's exceptional financial hardship circumstances make the maximum term deferral arrangement under section **Error! Reference source not found.** unfeasible and unreasonable to fulfil; and
- (4) How enforcing fulfilment of the maximum term deferral arrangement would only deepen the seriousness of applicant's financial hardship and critically impact their ability to provide for the basic living necessities (food, accommodation, clothing, medical treatment) of the applicant and dependents.

In the interests of community fairness and equity, wherever possible and appropriate in determining rates remission applications:

- (1) Deferral arrangements are preferable to rates remission;
- (2) Amounts or proportions of rates to be remitted are to be minimised, for example, below \$1000 or 50%; the remainder subject to payment arrangements;
- (3) Instances of rates remission are to be minimised to no more than one rates remission per applicant.

3 Applications

3.1 Applying for Financial Hardship Assistance

To seek financial hardship assistance from Council, an application must be made in writing, addressed to the General Manager, and submitted as follows:

- Emailed to rates@freycinet.tas.gov.au or
- Mailed to PO Box 6, Triabunna TAS 7170.

Should you have any questions or require help to apply for financial assistance, please contact Council's Rates Officer on 6256 4782 or email rates@freycinet.tas.gov.au and the officer will contact you via phone or email as requested.

Applications must:

- Demonstrate and provide evidence for financial hardship and circumstances (see section **Error! Reference source not found. – Error! Reference source not found.**);
- Describe the type of assistance sought, being:
 - Postponing rate payments (a deferral arrangement);
 - Postponing or waiving late payment penalties or interest;
 - Remitting rates, late payment penalties or interest, in part or in full;
- Address the requirements of the relevant subsections of section **Error! Reference source not found. – Error! Reference source not found.**

3.2 Assessing Applications

Applications for deferral arrangements must be decided by:

- (1) For amounts less than \$2,500 – the Director of Corporate & Community; or
- (2) For amounts of \$2,500 or greater – the General Manager.

Applications for remission of any rates or late payment penalties or interest charges under \$50 may be approved by the General Manager. Any amounts greater than \$50 must be decided by Council in a closed confidential section of a meeting and requires an absolute majority to be approved (a minimum of 5 elected members must agree to be approved).



Glamorgan Spring Bay Council

Rates and Charges Policy

Version 4

Adopted:
Minute No.:

Document Control

Policy Name	
First issued/approved	17/12/2019
Source of approval/authority	Council
Last reviewed	April 2025
Next review date	April 2029
Version number	04
Responsible Officer	Director Corporate & Communications
Department responsible for policy development	Corporate Services
Related policies	<ul style="list-style-type: none"> • Rates Resolutions • Financial Hardship Assistance Policy • Long Term Financial Management Plan • Annual Budget
Publication of policy	Website

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1 Introduction

This policy is prepared in accordance with 86B (1) of the Local Government Act 1993 (the Act) and provides an overview of the rating framework that Council has adopted.

The Policy reflects the fundamental principles that are set out in the S.86A of the Act, that:

- a) Rates constitute taxation for the purposes of local government, rather than a fee for service; and
- b) The value of rateable land is an indicator of the capacity of ratepayers to pay rates.

The Council through the application of this Policy primarily levy rates based on property values with a contribution through fixed and service charges. The Policy also outlines the Council's approach to the provision of remissions and management of rate debt.

1.1 Purpose

Increase community awareness of Council's decision making in setting and collecting rates.

1.2 Scope

This policy sets out Council's rates and charges (taxation) objectives in regards to:

- a) Statutory compliance; and
- b) Discretionary matters.

This document is a statement of policy and intent, it does not supersede or overrule the specific rating resolutions and policies that are determined by resolution of Council.

1.3 Definitions

AAV	Assessed Annual Value
Rateable property	A rateable property is a property of which has been provided with an Assessed Annual Value by the Office of the Valuer General (this includes non-vacant premises, tenancies, flat, unit, apartment, single stratum section or portion of land set aside for separate occupation).

1.4 Related Policies and Legislation

This policy relates to and depends on other Council policies, as well as legislation, including:

- The Glamorgan Spring Bay Council Rates Resolution (adopted annually)
- Local Government Act 1993
- Local Government Regulations 2015
- Financial Hardship Assistance Policy
- Annual Budget
- Long Term Financial Management Plan

1.5 Policy Review and Update Cycle

Council will review and amend this Policy in compliance with Section 86B of the Act, including by the end of each successive 4-year period, or earlier in the event of major changes to legislation or related policies, procedures or if deemed necessary by the General Manager.

2 Policy

2.1 Rating Objective

To maintain an appropriate distribution of rates and charges consistent with the principle stated in this Policy with the objectives of:

- a) Consistent and equitable treatment of all residents and ratepayers;
- b) Achieving an appropriate mix and distribution of taxation from
 - i. Rates based on property values, fixed and service charges and revenue from other sources; and
 - ii. Different sectors (including use of the land) within the municipal area.
- c) Using rate settings to support the achievement of strategic objectives.

2.2 Key Principles

1. According to the Act s.86A General Principles in relation to making or varying rates:

A council, in adopting policies and making decisions concerning the making or varying of rates, must take into account the principles that:

(a) Rates constitute taxation for the purposes of local government, rather than a fee for service; and

(b) the value of rateable land is an indicator of the capacity of ratepayers to pay rates.

These principles have been taken into account in Glamorgan Spring Bay Council's Rating Model.

2. AAV is the estimated gross annual rental value of the property. The AAV takes into account the economic circumstances of each property, including the location of the property and the predominant use of the property. On this basis Council has approved AAV as the valuation approach to calculate its variable rate. Under the Act, Council is mandatorily required to use these valuations in setting its rates each year.
3. Council has no role in determining valuations or assessing objections to valuations. The lodgement of an objection does not alter the due date for the payment of rates. Rates must be paid in accordance with the rates notice until otherwise notified by Council.
4. Glamorgan Spring Bay Council is committed to fairness and equity in the raising of rates revenue across all properties.
5. Glamorgan Spring Bay Council has a goal for financial sustainability. Within the Long-Term Financial Management Plan Council has predicated the likely impact on rates over the coming 10-year period. This will be reviewed annually. This refers to the overall rate revenue and not the individual properties which may be affected from time to time by movements in valuation.
6. A general rate will comprise a fixed component, which will apply equally to all rateable land, and variable component (cents in the dollar) which will be based on the AAV of a rateable property.

7. The variable component of the general rate will have a differential rate applying to commercial, industrial, and non-use commercial land.
8. Council may consider including a cap on the increase of the general rates that may apply to some or all rateable land in certain circumstance, for example municipal revaluations or change in rating methodology. This will be done with consideration of any impact on other ratepayers.
9. Glamorgan Spring Bay Council will administer, on behalf of the State Revenue Office, concessions to eligible ratepayers.
10. Glamorgan Spring Bay Council will continue to accept the payment of rates in full or by four instalments on or before the due date shown on the rates notice.
11. Glamorgan Spring Bay Council will impose interest on overdue amounts in accordance with the Act and in accordance with the Rate Resolution set each year.
12. Glamorgan Spring Bay Council may enforce the sale of land by public auction for non-payment of rates after three years, in accordance with the Act.

2.3 Strategic Emphasis

Glamorgan Spring Bay Council's major source of revenue is from rates. In setting rates for the financial year Glamorgan Spring Bay Council gives principal consideration to strategic guidelines, budget requirements and the probable impact on the community.

Glamorgan Spring Bay Council must provide a suitable level of service, taking into account its roles and responsibilities and the needs and expectations of the community.

The resources needed to provide this level of service are outlined in Long Term Financial Management Plan and the annual budget, which is prepared in consultation with each of Glamorgan Spring Bay Council's service delivery departments.

External economic pressures impact on Glamorgan Spring Bay Council's finances and therefore put pressure on rates. Examples of these external forces are:

- a reduction in funds to Council via grants from State & Federal governments or TasWater dividends;
- increases in fuel and power costs;
- pressure on Council to minimise rate increases, taking into account the other large increases in costs to households, e.g., power & water.
- Glamorgan Spring Bay Council Long Term Financial Management Plan indicates that to operate sustainably, rate increases will be in the order of 3.0% - 4.5% during most of the 10-year plan. This is subject to external funding being similar to what is expected currently and limited change to levels of service. Long term financial plans and asset management plans are updated yearly with relevant data and are reassessed and presented to Council on a yearly basis.

2.4 The Rates Model

DIFFERENTIAL GENERAL RATES

The Act allows Councils to set different rates based on the use, or non-use of the land and/or the locality or zoning of the land. Glamorgan Spring Bay Council applies differential rates on the predominant use and non-use of the land.

In setting the differential rates Glamorgan Spring Bay Council takes into account:

- growth in properties of the same use and
- the varying impact of a particular use, such as commercial, on core council services such as road maintenance and stormwater.

A ratepayer may object to a variation in a rate based on a particular use of land, if they believe the use of the land is not the use of land on which the variation is based, by following the processes outlined in Section 109 of the Act. However, rates must continue to be paid in accordance with the rates notice until otherwise notified by the Council.

FIXED GENERAL RATE

According to the Act Council may have a fixed component to the general rate that applies equally to all rateable properties within the municipal area and that the revenue from the fixed component cannot exceed 50% of the Council's general rate revenue.

Consistent with the Act, a minimum rate is also not levied.

The application of a fixed charge recognises that all rateable properties should make a fixed contribution to the cost of Council's operations and services. The application of a fixed charge reduces the rates that are raised based on property values. Council recognises the regressive taxation effect of fixed charges and so limits the amount of rates raised through a fixed charge.

MINIMUM RATE

According to the Act, Council may impose a minimum to the general rate to properties within the Council area and that where that rate is varied the minimum must not apply to more than 35% of properties. A minimum rate is set so that all rateable properties make a minimum contribution to the costs of:

- The provision of the physical infrastructure that is available for use by all ratepayers;
- Services provided that are available for use by all ratepayers e.g halls and walkways;
- The fulfillment of Council's administrative responsibilities.

ASSESSED ANNUAL VALUE (AAV)

After significant modelling and consideration of the key rating principles identified in 2.1, Council have determined that the most equitable model of rating for the Glamorgan Spring Bay municipal area is AAV plus a fixed component. Thereby all rateable land will be charged a fixed general charge and the other component of the general rate will be calculated based on a rate in the dollar of the AAV of each rateable land.

The rate in dollar charged will be the same for all rateable land, except where it has been varied by use as outlined in Differential General Rates above (Commercial and Industrial use and non-use of land).

WASTE COLLECTION SERVICE CHARGE

Glamorgan Spring Bay Council sets an annual service charge for waste management for each financial year for each non-vacant rateable property to which a regular garbage and recycling removal service is supplied by the Council. This provides a property with 1 x garbage & 1 x

recycling bin or 1 x Waste Transfer Station voucher. A property owner may make an application for additional services to their property and the rates will be adjusted accordingly, as per the rate charge as specified in the rates resolution. If an application is received from a tenant, the application must be approved by the landowner, unless the tenant is the ratepayer.

WASTE BASE LEVY CHARGE

Glamorgan Spring Bay Council sets an annual service charge for managing four waste transfer stations throughout the municipal area and for carting recycling and collected waste to Hobart. This charge applies for each financial year for rateable property within the municipal area.

SWANWICK WASTEWATER SYSTEM CHARGE

Glamorgan Spring Bay Council sets an annual service charge to recover the ongoing costs of system maintenance and infrastructure renewal requirements for the Swanwick Wastewater System. All properties serviced by this system are subject to payment of this rate whether currently connected or not, as the system was built to provide benefit to a discrete number of properties which share the system maintenance and infrastructure renewal burdens and benefits.

2.5 PAYMENT OF RATES

Glamorgan Spring Bay Council rates are payable in full by the first instalment date or by four instalments on or before the due date shown on the rates notice. Payment options are displayed on the rates notice.

Any ratepayer who is experiencing difficulty paying rates by the due dates should ring our Rates Officer on 03 6256 4777 to discuss alternative payment arrangements. These enquiries are treated confidentially.

LATE PAYMENT OF RATES

Rates will be overdue if they have not been paid by the due date shown on the notice. After this date interest will be applied, according to Section 128 of the Act.

RECOVERY OF RATES

In accordance with thorough financial management and Section 133 of the Act, the Council's Rates Officer will apply timely debt recovery practice. This includes that where rates are two instalments overdue, the ratepayer will be subject to recovery action.

SALE OF LAND FOR NON-PAYMENT OF RATES

Section 137 of the Act provides that a Council may sell any property where rates have been in arrears for three years or more. The General Manager will recommend to Council the sale of land by public auction.

FINANCIAL HARDSHIP

Council have introduced a policy for Financial Hardship. Details of the policy and how to apply can be found on Council's website.

SUPPLEMENTARY ADJUSTMENTS

In certain circumstances, valuations must be determined between general revaluations. These are known as supplementary valuations and are required when the circumstances of a property changes which affects the property's value.

Some circumstances that may trigger a supplementary valuation are as follows:

- Construction of a new building(s) on the land;

- Extension to or renovation of existing building(s);
- Subdivision or consolidation of the land;
- Demolition of a building(s) on the land;
- Other improvements to the land such as out buildings, swimming pools etc;
- Change in the land's usage;
- Realignment of the property's boundary; and
- A property becomes rateable.

When any of the above situations arise, a supplementary valuation will be undertaken by the Valuer General. The supplementary valuations will bring the valuation of the property in line with the general valuation of other properties in the municipality. Values are assessed at the same date of the general valuation currently in use.

Where the Valuer-General has undertaken a supplementary valuation, the ratepayer will be issued with a supplementary rate notice. The notice will show the new adjusted valuations for the property and will include any adjustments to the rates and charges affected by the supplementary valuation for the current financial year. Rates and charges increase due to this supplementary valuation of less than \$20 will not result in a supplementary rates and charges notice for the current financial year.

OTHER CHARGES

From time to time it may be necessary for Council to develop new infrastructure or pay for a new or existing service not previously rated. Before applying this charge a level of community consultation will be applied by detailing why it is necessary to make this change.

2.6 REBATES AND REMISSIONS

Under Section 87 of the Act, Council is required to grant a rebate of the General Rate to specific properties that are owned for specific purposes outlined in the Act. Applications for the rebate of rates under Section 87 of the Act must be made in writing and include appropriate documentation to support the application.

RATEPAYER CONCESSION

The State Government's pensioner rates remission provides a remission for Council rates. Eligibility of a pensioner remission is determined by the State Government Department of Treasury and Finance. Application or enquiries can be made to Council to confirm eligibility.

CHURCHES

Churches and Rectories are not to be charged service or general rates, but vacant land and properties used for private use (such as a rental property or business) are to be fully rated.

CHARITABLE ORGANISATIONS

Confirmed charitable organisations who apply and who have provided the necessary documentation, may be eligible for a rebate equal to 100% of their general rate when assessed by the following:

- Council requires a written request for consideration of a remission of the general rate under Sections 87(1)(d), 88 and 97 of the Act. The written request must be supported by a statutory declaration (available from Council) and a copy of the Australian Taxation Office (ATO) tax concession status. The written request needs to be completed on a per annum basis and submitted to the Rates Division of Council's Finance Department.

COMMUNITY ORGANISATIONS

Community organisations that do not qualify under existing rebate or remission categories may apply in writing for consideration of a 50% remission of the general rate. Such applications will be assessed at the discretion of the General Manager, and determinations will be made on a case-by-case basis. The written request needs to be completed on a per annum basis and submitted to the Rates Division of Council's Finance Department.

REMISSIONS

At some stage Council may identify a need to apply a remission to a class of ratepayers. No such remissions are currently proposed.

FAILURE TO COMPLY

The Act states that a rate cannot be challenged even if it is found not to comply with this policy and must be paid on the due date/s. Where a ratepayer believes that Glamorgan Spring Bay Council has failed to correctly apply this policy, it should raise the matter by contacting the Rates Officer on 03 6256 4782 to discuss the matter. If the ratepayer is still dissatisfied, they should write to the General Manager at PO Box 6, Triabunna 7190.

INFORMATION

The contact officer for further information at the Glamorgan Spring Bay Council is Council's Rates Officer 03 6256 4782. This policy will be made available as soon as practicable after its adoption, over the counter, electronically and on Glamorgan Spring Bay Council's website.

3 Implementation

Implementation of this Policy rests with the General Manager and Director Corporate and Communications.

GLAMORGAN SPRING BAY COUNCIL

PUBLIC TOILET **STRATEGY** **2025-2035**



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INTRODUCTION:

Glamorgan Spring Bay Council is committed to improving and building on our existing public infrastructure to ensure safe, convenient and comfortable use by the community and visitors to our municipality alike.

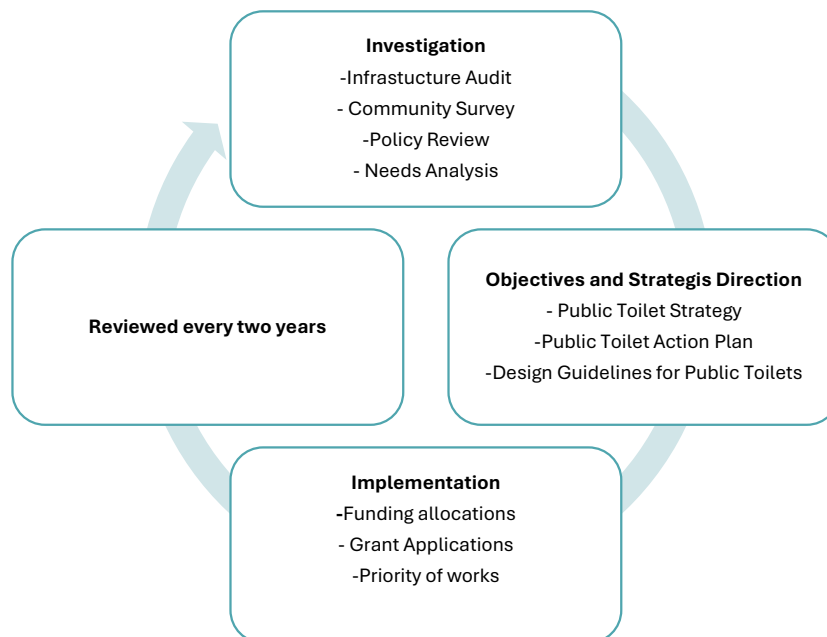
We know a key factor in achieving this goal requires strategic forecasting and planning regarding our approach to maintaining and upgrading existing facilities and implementing and designing new public toilets.

The purpose of developing this strategy is to ensure there are enough facilities that are of a safe, clean and useable standard for all persons to meet the community's needs, and that future planning and budgets include provisions for future public toilet facilities and the maintenance and upgrading of existing public toilets to meet the needs of a changing community.

The issues and opportunities addressed in this strategy are intended to inform a planned strategic approach for the development and effective management of public toilets over the next 10 years.

The strategy and action plan will be reviewed on a biannual basis to ensure that it stays up to date and that we are achieving our aims and objectives. The strategy commits the Council to improving and expanding our existing public toilet network throughout the municipality.

THE PROCESS:



BACKGROUND:

Asset audit data that is regularly undertaken by the works department identified that strategic planning for public toilets needed to be reviewed.

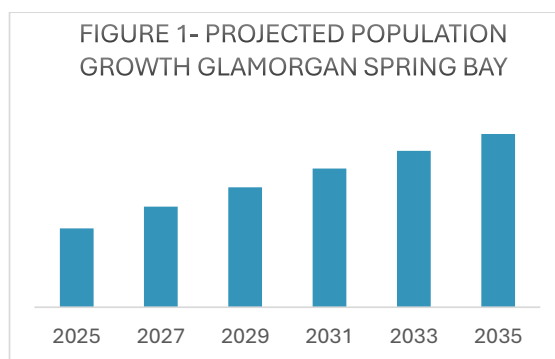
As a result, it was found that there has not been to date a strategic direction to guide Councils decisions in implementing, upgrading or renovating public toilets facilities across the municipality. Currently Council only has one policy that has regard to public toilets:

The *Public Open Space Contributions Policy, 2021* –Contributions from developers are put towards the improvement of existing or new public open spaces which includes upgrading/ maintaining/ replacing or implementing new public toilets.

Further research into public toilet guidelines and other municipalities approaches to public toilet strategies and policies have been considered in the development of this document this strategy.

DEMOGRAPHIC ANALYSIS:

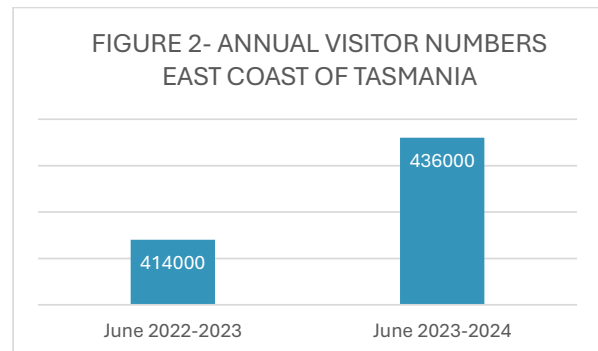
The Glamorgan Spring Bay municipality is currently home to 5,297 residents with the **most prominent age group being 65-69 years old**. A recent demographic survey compiled by RemPlan shows below the projected population growth for the region is expected to be slow and minimal



(RemPlan Website, 2024).

The East Coast of Tasmania is a tourism destination for many visitors to the state and is increasing in popularity year on year.

Glamorgan Spring Bay does not currently have statistics on the number of residents or visitors coming to the area who have a disability, however nationwide 21.4% of all residents in Australia have a disability and 53.2% of those over 65 according to ABS data.



(Tourism Tasmania, Tasmania Visitor Data, 2024)

COMMUNITY SURVEY DATA

Online Customer Survey, 2024 - Glamorgan Spring Bay Council conducted an online survey to gather insights into community perspectives on a Public Toilet Strategy. The survey, which ran for four weeks from Monday, February 19, until March 17, 2024, received 285 responses from participants, with 88.24% of respondents being permanent residents.

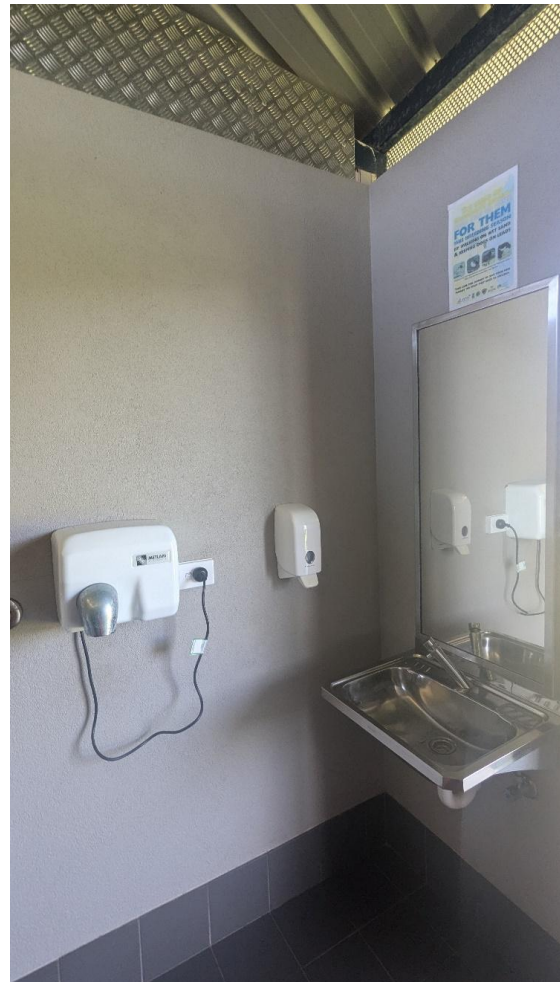
KEY FINDINGS:

- Generally, respondents agreed that public toilets were clean, well-presented, and in good condition.
- The availability of suitable public toilets was considered adequate by a significant portion of respondents.
- There were concerns about the lack of wheelchair/mobility scooter access and disability change facilities in public toilets.
- A notable proportion agreed that there were enough baby change facilities, but there were mixed opinions on the availability of unisex facilities.
- Satisfaction with the opening hours and information about public toilets was moderate. Respondents suggested better

signage for locating public toilets, both on the facilities themselves and in nearby streets.

- The most desired features in public toilets included assistance rails, baby change tables, unisex toilets, and natural light.
- There was significant support for the idea of painting murals on external public toilet walls.
- Redbill Beach in Bicheno was highlighted as an area urgently in need of public toilets due to high visitor numbers and environmental concerns.
- Other areas mentioned for improvement included the Bicheno Skate Park and various locations within Bicheno town centre.

Further detailed analysis of the survey can be found on the Council's website.



PUBLIC TOILET ANALYSIS

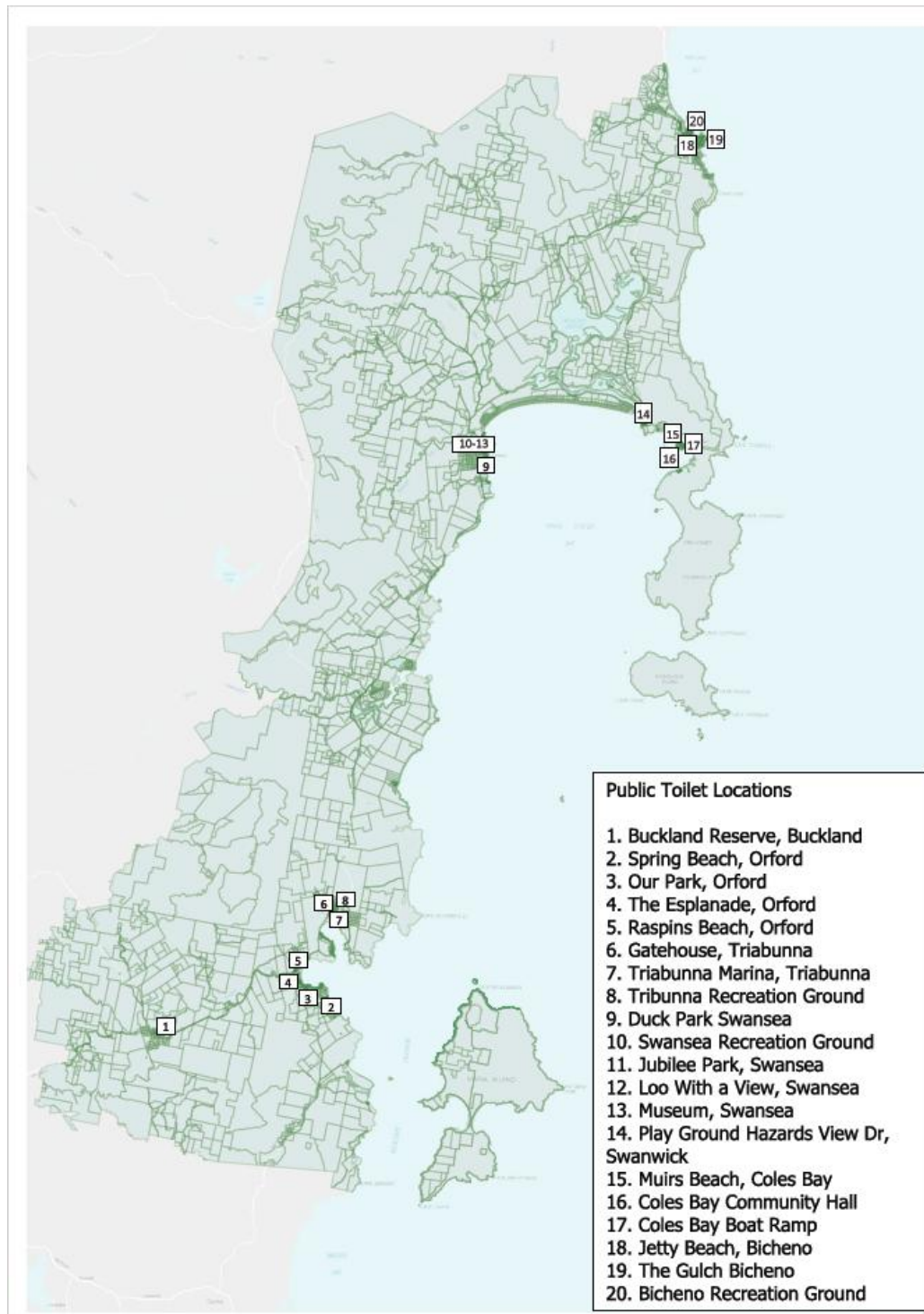
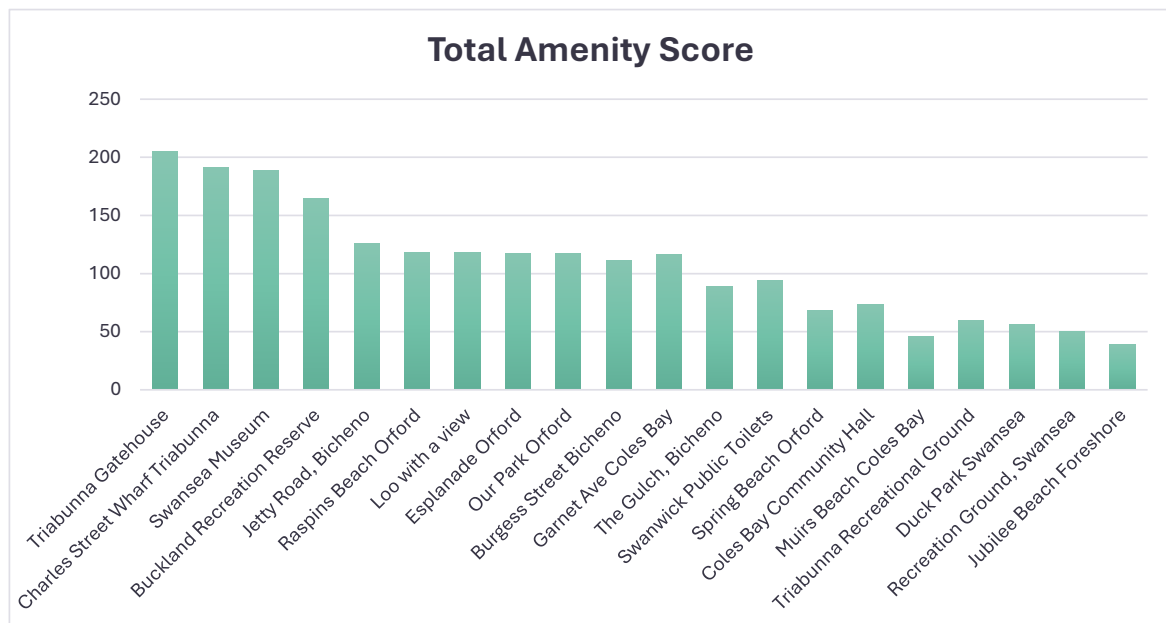


Figure 3 – Map of existing public toilets

EXISTING PUBLIC TOILET AMENITY AUDIT

An audit of the existing public toilet facilities was undertaken in 2023-2024 to identify the conditions and suitability of the facilities across the municipality to inform what is required for each facility and where there are gaps across the municipality in servicing the community.

Below is a table showing the total amenity score for each of the 19 public toilets, the highest score that could have been achieved was 260. Each of the toilets were assessed on six categories: signage, aesthetics, safety, sanitation, access and gender.



ISSUE AND CHALLENGES

DISTRIBUTION AND CAPACITY

- The current distribution of public toilets across the majority of the municipality adequately services the community and visitors to the area, but needs work and future planning to ensure that this level of amenity is improved and disability access meets the required standard across all facilities.
- The current level of amenity of the majority of public toilets does not meet the identified requirements of users.
- Some existing facilities have inadequate capacity to meet demand and some high demand areas do not have a facility within a viable walking distance for the users.

ACCESS AND ACCESSIBILITY

- 13 / 19 toilets have disabled facilities however many of those do not meet the current Disability Discrimination Act (DDA) requirements.
- Some public toilets are not well located and can be difficult to find.
- Some of the public toilets are not child or senior friendly.
- Some toilets have steps on entry or do not have a clear and flat path leading to the facility.

PERCEPTIONS OF SAFETY

- 10/19 toilets did not have visible accesses which was indicative of the public toilet failing to meet Crime Prevention Through Environmental Design (CPTED) guidelines significantly impacting perceptions of safety.
- Only 2/19 toilets had graffiti despite majority of the facilities not having been designed to be vandal proof.

MANAGEMENT AND MAINTENANCE

- Older facilities layouts and some of the newer facilities have used materials that compromises the ability to maintain and clean the facilities effectively.
- Many older facilities had peeling paint, damaged doors, rusting roof beams and door frames and general wear and tear.
- Some of the newer facilities such as the Gatehouse in Triabunna have exposed aggregate flooring which has proved difficult to clean.
- Despite regular cleaning older facilities can appear not to be clean due to the age of the facility and difficulty in adequately cleaning old brick and mortar surfaces.
- Ventilation and natural light in a number of older facilities was noted as an issue to be resolved to improve the amenity and perception of the facilities.
- Due to materials used and the age of some facilities the cost of maintaining them to a suitable standard is becoming cost prohibitive.

SERVICE INFORMATION

- Currently the Council is developing an interactive mapping system for public toilets within the municipality and the majority of toilets are listed on the National Toilet Map online.
- Site information such as cleaning regime and way finding signage are inconsistent and require improvement.

STRATEGIC FRAMEWORK:

VISION

Residents and visitors to Glamorgan Spring Bay will have access to a network of accessible, convenient, safe, clean and well-maintained public toilets to enhance our public areas.

OBJECTIVES STRATEGIES AND ACTIONS

Objective 1: Address Identified Demand and Service Gaps	
Strategy	<ul style="list-style-type: none"> Identify new facility provisions and requirements for upgrading existing facilities
Action Recommendation	<ul style="list-style-type: none"> Identify demand and key areas where public toilets are needed or require upgrading through the Public Toilet Audit, Customer Survey and existing Asset Management Plans.
Objective 2: Identify Design Standards	
Strategy	<ul style="list-style-type: none"> Identify minimum service provision requirements
Action Recommendation	<ul style="list-style-type: none"> Identify key service provision requirements in consultation with stakeholders. Develop a Public Toilet Designs Standards Guide to address all performance functions.
Objective 3: Identify Provision Actions and Priorities	
Strategy	<ul style="list-style-type: none"> Identifying key priority areas where there are service gaps to the community Adopt an action plan review process to ensure that plans and priorities are consistent with current and future needs.
Action Recommendation	<ul style="list-style-type: none"> Develop a strategic action plan with regards to improvements to existing public toilets and the provision of new toilet facilities.
Objective 4: Adopt Consistent Management Standards	
Strategy	<ul style="list-style-type: none"> Identify key management requirements
Action Recommendation	<ul style="list-style-type: none"> Implement having a cleaning roster at all facilities for transparency in cleaning scheduling. Monitor cleaning frequencies to ensure cleaning is appropriate to match level of use.
Objective 5: Provide accessible information regarding public toilets	
Strategy	<ul style="list-style-type: none"> Develop user friendly database for finding public toilet location online
Action Recommendation	<ul style="list-style-type: none"> Develop interactive mapping with all public toilets identified with associated facilities. Ensure that findings from asset audits are publicly available. Provide an online platform for community feedback. Continue to update the National Public Toilet Register.

IMPLEMENTATION

CAPITAL WORKS

The annual Capital Works Program will address service provisions and performance gaps with reference to:

- Identified strategic priorities within this document
- Annual Budget review process
- Strategic Asset Management Plan – Buildings 2023
- Review of proposed works and priorities in conjunction with capital works delivery.

DESIGN STANDARDS

The Council is committed to developing and improving public toilet facilities that are consistent with the Disability Discrimination Act, Crime Prevention Through Environmental Design (CPTED) Principles, Changing Places Toilets and designers to ensure that future facilities provide consistent and functional designs across the municipality moving forward and provide facilities that are safe, aesthetically appealing and have equal provisions for all users. To achieve this the Council will be developing Public Toilet Design Guidelines as one of the key outcomes of this strategy (see objective 2).

ASSET MANAGEMENT AND MAINTENANCE

Asset management and maintenance will be further developed with reference to:

- Council's Strategic Asset Management Plan – Buildings 2023
- Council's Public Toilet Action Plan
- Community Expectations

PUBLIC TOILET DATA BASE

- Provide a user-friendly interactive map on the Glamorgan Spring Bay Council website showing the location and address of all public toilets and the level of amenities at each facility.
- Update The National Public Toilets Map consistently.



APPENDIX 1

PUBLIC TOILET AMENITY ASSESSMENT DATA



	Signage									Aesthetics										Safety														
	Streets	Visibility	Standard format	Identifies facilities	Braille at entrances	Vandal proof	Open hours	Total signage	Avg Score for issue type	Building outside	Building inside	Inside appearance, comfort	Design layout	Natural light	Artificial light	Vandal proofing	Ventilation	Landscaping	Total cleanliness	Avg Score	Visible entrances	Outside lighting	Not secluded	Hiding places	Visual barrier	On street/carpark	High traffic area	Cubicle/door gaps	Vestibule	Non-slip floors	Space round doors	Safe shared space	Total Safety	Avg Score
Triabunna Gatehouse	5.0	5.0	5.0	3.0	5.0	5.0	5.0	33.0	4.7	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	45.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	60.0	5.0	
Charles Street Wharf Triabunna	5.0	5.0	5.0	5.0	0.0	5.0	5.0	30.0	4.3	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	45.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	60.0	5.0	
Swansea Museum	0.0	0.0	3.0	5.0	5.0	5.0	5.0	23.0	3.3	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	45.0	5.0	5.0	5.0	5.0	5.0	3.0	5.0	5.0	5.0	5.0	5.0	5.0	58.0	4.8	
Buckland Rec Reserve	5.0	5.0	5.0	3.0	5.0	5.0	5.0	33.0	4.7	5.0	5.0	5.0	5.0	4.0	4.0	5.0	5.0	5.0	43.0	4.8	3.0	5.0	3.0	3.0	3.0	4.0	4.0	5.0	5.0	5.0	5.0	50.0	4.2	
Jetty Road, Bicheno	5.0	5.0	5.0	5.0	5.0	5.0	5.0	35.0	5.0	5.0	3.0	2.0	3.0	3.0	3.0	1.0	3.0	3.0	26.0	2.9	3.0	5.0	5.0	3.0	3.0	5.0	5.0	3.0	3.0	5.0	3.0	48.0	4.0	
Raspins Beach Orford	5.0	5.0	0.0	3.0	0.0	5.0	5.0	23.0	3.3	1.0	1.0	1.0	5.0	3.0	5.0	5.0	5.0	5.0	31.0	3.4	3.0	5.0	5.0	3.0	1.0	5.0	5.0	1.0	3.0	3.0	1.0	38.0	3.2	
Loo with a view	5.0	5.0	5.0	5.0	5.0	3.0	5.0	33.0	4.7	5.0	5.0	3.0	5.0	5.0	5.0	3.0	5.0	5.0	41.0	4.6	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	60.0	5.0	
Esplanade Orford	3.0	3.0	3.0	5.0	5.0	5.0	5.0	29.0	4.1	3.0	3.0	3.0	3.0	5.0	5.0	3.0	5.0	5.0	35.0	3.9	1.0	1.0	1.0	1.0	1.0	5.0	3.0	5.0	3.0	3.0	3.0	5.0	32.0	2.7
Our Park Orford	5.0	5.0	3.0	4.0	0.0	3.0	5.0	25.0	3.6	1.0	1.0	1.0	1.0	3.0	3.0	3.0	5.0	5.0	23.0	2.6	1.0	1.0	5.0	3.0	3.0	5.0	5.0	1.0	1.0	1.0	3.0	30.0	2.5	
Burgess Street Bicheno	5.0	5.0	5.0	5.0	0.0	3.0	5.0	28.0	4.0	3.0	1.0	1.0	1.0	3.0	3.0	3.0	1.0	5.0	21.0	2.3	1.0	5.0	5.0	1.0	1.0	5.0	5.0	1.0	1.0	3.0	1.0	3.0	32.0	2.7
Garnet Ave Coles Bay	3.0	5.0	5.0	3.0	0.0	5.0	5.0	26.0	3.7	5.0	5.0	5.0	5.0	3.0	5.0	3.0	3.0	5.0	39.0	4.3	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	60.0	5.0	
The Gulch, Bicheno	5.0	5.0	5.0	5.0	5.0	5.0	5.0	35.0	5.0	4.0	3.0	3.0	5.0	3.0	3.0	1.0	3.0	5.0	30.0	3.3	3.0	3.0	3.0	3.0	3.0	3.0	3.0	5.0	4.0	5.0	5.0	5.0	45.0	3.8
Swanwick Public Toilets	0.0	3.0	5.0	5.0	0.0	3.0	5.0	21.0	3.0	5.0	5.0	5.0	5.0	5.0	5.0	3.0	5.0	5.0	43.0	4.8	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	60.0	5.0	
Spring Beach Orford	0.0	0.0	0.0	0.0	0.0	0.0	5.0	5.0	0.7	1.0	3.0	3.0	3.0	5.0	5.0	3.0	3.0	3.0	29.0	3.2	1.0	1.0	1.0	1.0	1.0	3.0	1.0	0.0	0.0	0.0	0.0	1.0	10.0	0.8
Coles Bay Community Hall	3.0	5.0	3.0	5.0	0.0	3.0	5.0	24.0	3.4	1.0	1.0	1.0	3.0	5.0	5.0	3.0	5.0	3.0	27.0	3.0	1.0	1.0	5.0	1.0	1.0	5.0	5.0	3.0	1.0	1.0	3.0	3.0	30.0	2.5
Muir's Beach Coles Bay	0.0	3.0	5.0	5.0	0.0	3.0	5.0	21.0	3.0	1.0	1.0	1.0	3.0	5.0	5.0	1.0	3.0	5.0	25.0	2.8	1.0	1.0	1.0	1.0	1.0	5.0	5.0	3.0	1.0	1.0	3.0	1.0	24.0	2.0
Triabunna Rec Ground	3.0	1.0	5.0	1.0	0.0	5.0	5.0	20.0	2.9	1.0	1.0	1.0	1.0	1.0	1.0		1.0	1.0	8.0	1.0	3.0	1.0	1.0	1.0	1.0	1.0	1.0	3.0	3.0	3.0	3.0	1.0	22.0	1.8
Duck Park Swansea	3.0	3.0	3.0	3.0	5.0	0.0	5.0	22.0	3.1	1.0	1.0	1.0	3.0	3.0	3.0	3.0	5.0	3.0	23.0	2.6	1.0	1.0	5.0	3.0	0.0	5.0	5.0	1.0	1.0	5.0	1.0	1.0	29.0	2.4
Recreation Ground, Swansea	5.0	3.0	3.0	1.0	0.0	3.0	5.0	20.0	2.9	0.0	0.0	1.0	3.0	3.0	3.0	3.0	1.0	3.0	17.0	1.9	0.0	1.0	1.0	0.0	0.0	3.0	3.0	1.0	1.0	1.0	1.0	3.0	15.0	1.3
Jubilee Beach Foreshore	4.0	5.0	5.0	5.0	0.0	1.0	5.0	25.0	3.6	3.0	1.0	0.0	3.0	3.0	1.0	1.0	3.0	2.0	17.0	1.9	3.0	1.0	3.0	1.0	1.0	3.0	3.0	1.0	1.0	1.0	1.0	3.0	22.0	1.8
Avg for issue	3.5	3.8	3.9	3.8	2.0	3.6	5.0		3.8	3.0	2.8	2.6	3.6	3.9	4.0	3.1	3.8	4.2		3.6	2.8	3.1	3.7	2.8	2.4	4.4	4.2	3.2	2.9	3.4	3.2	3.5		3.4

	Sanitation											Access					Access Issues										Gender					TOTAL SCORE
	Disposal units F	Disposal units M	Sharps disposal	Finishes and fixtures	Hand drying	Off-floor options	Hands-free	Baby change	Soap dispenser	Total Sanitation	Avg Score	Wheelchair access M&F	Ambulant M&F	Compliant	Total Access	Avg Score	Door width	Cubicle space	Transfer space	Grab rails	Handbasin	One hand lock	Access path	Ramp handrails	Other	Equal facilities	Unisex toilets	Baby change M&F	Total gender	Avg Score		
Triabunna Gatehouse	5.0	5.0	5.0	5.0	5.0	3.0	3.0	5.0	3.0	39.0	4.3	5.0	5.0	5.0	15.0	5.0										5.0	5.0	3.0	13.0	4.3	67.0	
Charles Street Wharf Triabunna	5.0	5.0	0.0	3.0	5.0	1.0	1.0	0.0	5.0	25.0	2.8	5.0	5.0	5.0	15.0	5.0										5.0	5.0	5.0	15.0	5.0	55.0	
Swansea Museum	5.0	5.0	0.0	5.0	5.0	3.0	0.0	5.0	5.0	33.0	3.7	5.0	5.0	5.0	15.0	5.0										5.0	5.0	5.0	15.0	5.0	63.0	
Buckland Recreation Reserve	5.0	0.0	0.0	3.0	5.0	0.0	3.0	0.0	5.0	21.0	2.3	5.0	5.0	5.0	15.0	5.0								x		3.0	0.0	0.0	3.0	3.0	39.0	
Jetty Road, Bicheno	5.0	0.0	0.0	3.0	3.0	0.0	0.0	0.0	3.0	14.0	1.6	3.0	4.0	0.0	7.0	2.3			x				x			3.0	0.0	0.0	3.0	3.0	17.0	
Raspins Beach Orford	5.0	0.0	5.0	3.0	5.0	0.0	0.0	0.0	5.0	23.0	2.6	0.0	0.0	0.0	0.0	0.0	x	x	x	x	x	x	x	x		3.0	0.0	0.0	3.0	2.0	26.0	
Loo with a view	5.0	5.0	5.0	5.0	5.0	0.0	3.0	0.0	5.0	33.0	3.7	5.0	5.0	5.0	15.0	5.0										5.0	5.0	0.0	10.0	3.3	58.0	
Esplanade Orford	5.0	0.0	0.0	3.0	5.0	0.0	0.0	0.0	5.0	18.0	2.0	0.0	0.0	0.0	0.0	0.0	x	x	x	x	x	x	x	x		3.0	0.0	0.0	3.0	3.0	21.0	
Our Park Orford	5.0	0.0	3.0	5.0	5.0	0.0	3.0	0.0	5.0	26.0	2.9	0.0	3.0	0.0	3.0	1.0			x	x				x		3.0	0.0	0.0	3.0	1.0	21.0	
Burgess Street Bicheno	5.0	0.0	0.0	3.0	3.0	0.0	0.0	0.0	3.0	14.0	1.6	5.0	5.0	0.0	10.0	3.3	x	x				x				3.0	3.0	0.0	6.0	6.0	30.0	
Garnet Ave Coles Bay	5.0	5.0	0.0	5.0	5.0	5.0	3.0	0.0	3.0	31.0	3.4	5.0	5.0	5.0	15.0	5.0										5.0	5.0	0.0	10.0	3.3	56.0	
The Gulch, Bicheno	5.0	5.0	0.0	3.0	3.0	0.0	0.0	0.0	3.0	19.0	2.1	5.0	5.0	5.0	15.0	5.0										5.0	5.0	0.0	10.0	3.0	44.0	
Swanwick Public Toilets	0.0	0.0	0.0	5.0	5.0	0.0	1.0	0.0	3.0	14.0	1.6	5.0	5.0	5.0	15.0	5.0			x				x	x		5.0	0.0	0.0	5.0	1.7	34.0	
Spring Beach	0.0	0.0	0.0	5.0	5.0	0.0	3.0	3.0	5.0	21.0	2.3	0.0	0.0	0.0	0.0	0.0										3.0	0.0	0.0	3.0	2.0	24.0	
Coles Bay Community Hall	5.0	0.0	3.0	3.0	3.0	5.0	0.0	0.0	3.0	22.0	2.4	5.0	5.0	5.0	15.0	5.0										3.0	3.0	0.0	6.0	6.0	43.0	
Muirs Beach Coles Bay	5.0	0.0	0.0	3.0	5.0	0.0	3.0	0.0	3.0	19.0	2.1	0.0	0.0	0.0	0.0	0.0	x	x	x	x	x	x	x	x	x	3.0	0.0	0.0	3.0	3.0	22.0	
Triabunna Recreational Ground	0.0	1.0	0.0	1.0	0.0	1.0	1.0	0.0	0.0	4.0	0.4	0.0	0.0	0.0	0.0	0.0	x	x	x	x	x	x	x	x		3.0	0.0	0.0	3.0	3.0	7.0	
Duck Park Swansea	5.0	0.0	0.0	3.0	3.0	0.0	0.0	0.0	3.0	14.0	1.6	5.0	5.0	0.0	10.0	3.3		x	x	x						3.0	0.0	0.0	3.0	3.0	27.0	
Recreation Ground, Swansea	5.0	0.0	0.0	3.0	3.0	0.0	0.0	0.0	3.0	14.0	1.6	5.0	5.0	5.0	15.0	5.0										3.0	3.0	0.0	6.0	6.0	35.0	
Jubilee Beach Foreshore	5.0	0.0	0.0	3.0	3.0	0.0	0.0	0.0	3.0	14.0	1.6	0.0	0.0	0.0	0.0	0.0	x	x	x	x	x	x	x	x	x	3.0	0.0	0.0	3.0	3.0	17.0	
Avg for issue	4.3	1.6	1.1	3.6	4.1	0.9	1.2	0.7	3.7			3.2	3.4	2.5	9.5											3.7	2.0	0.7	6.6		37.2	

APPENDIX 2

LOCATION / NAME	PHOTO	COMMENTS
Buckland Reserve		Relatively new facility no structural or amenity improvements identified.
Raspins Beach		The toilet block is older and needs to be upgraded, the surfaces are difficult to clean and it has a rundown appearance that detracts from the area.



Spring Beach		<p>This facility is small and not easily identified, it has had some recent works and serves beach goers effectively however, has not been designed with accessibility or CPTED principles in mind. The mural helps to soften the grey brick façade.</p>
Our Park, Orford		<p>The facility has been awkwardly placed in the park and causes viewing obstructions between park equipment. It is an older facility however it currently provides a good level of amenity to the park.</p>

<p>Esplanade, Orford</p>		<p>The facility has recently had some upgrades including the mural, it is an older facility which is lacking in amenity and was not developed with CPTED principles in mind. The painting mural does help to soften the traditional square grey look of older facilities.</p>
<p>Gatehouse, Triabunna</p>		<p>Gatehouse has all the required amenities however, does have some structural downfalls including aggregate flooring that needs to be fixed.</p>

<p>Marina, Triabunna</p>		<p>The demountables are proposed to be replaced and are intended to be reused somewhere else in the municipality. They are well designed and provide a good level of amenity.</p>
<p>Triabunna Recreation Ground</p>		<p>This facility is very poor and aesthetically detracts from the area, it provides the barest minimum of amenity.</p>



<p>Duck Park, Swansea</p>		<p>The facility services the park well and provides a good level of amenity and no immediate improvements were identified.</p>
<p>Swansea Recreation Ground</p>		<p>Facility is becoming run down and has poor ventilation, however is in a good location to service the recreation ground and near by businesses. The facility has had ongoing works done to it, but could benefit with a significant renovation or replacement.</p>

<p>Jubilee Park, Swansea</p>		<p>These toilets work in conjunction with the 'loo with a view'. They are an interesting placement and design and provide a good level of amenity to Jubilee Park and foreshore users, they could be updated and improved with additional amenities.</p>
<p>Loo with a View, Swansea</p>		<p>The facility provides a high level of amenity and provides a disability compliant toilet that adheres to CPTED principles. However, has ongoing issues with the flushing system which the works department have been rectifying.</p>

<p>Swansea Museum</p>		<p>The toilets provide a good level of amenity for museum users, there is no sign outside of the museum to show the facilities are available to the public.</p>
<p>Hazards View Dr, Swanwick</p>		<p>This facility provides a good level of amenity however despite being disability compliant there is no flat, level path to the facility for people using wheel chairs or walking aids.</p>

<p>Muir's Beach, Coles Bay</p>		<p>The toilet aesthetically detracts from the area and is reaching the end of the facilities life cycle and is in need of replacement.</p>
<p>Coles Bay Community Hall</p>		<p>The facility has had ongoing issues with the septic system that are currently being addressed by the works department. Otherwise provides a good level of amenity.</p>

<p>Coles Bay Boat Ramp</p>		<p>High level of amenity and located in a high use area. Is relatively modern and meets CPTED principles.</p>
<p>The Gulch, Bicheno</p>		<p>The front of the toilets could have more transparency to provide better passive surveillance of the area, otherwise they provide a good level of amenity and service to most people.</p>

<p>Jetty Beach, Bicheno</p>		<p>The toilets are potentially being upgraded / replaced depending on level of funding secured. The facility internally is very dated and run down and has poor ventilation.</p>
<p>Bicheno Recreation ground</p>		<p>The disabled access toilet requires people to go past the entry to the female toilets and the walls screening the entry into the toilets causes a potential safety issue, the toilets are older but service the recreational ground adequately.</p>



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