GLAMORGAN SPRING BAY COUNCIL

Notice of Meeting and Agenda

For the Ordinary Meeting of Council to be held at Triabunna

22nd November, 2016

GLAMORGAN SPRING BAY COUNCIL

NOTICE OF ORDINARY MEETING

Notice is hereby given that the next ordinary meeting of the Glamorgan Spring Bay Council will be held at the Triabunna Council Offices on Tuesday, 22nd November, 2016 commencing at 5.00pm.

Dated this Thursday 17th October, 2016

David Metcalf
GENERAL MANAGER

"I certify that with respect to all advice, information and recommendations provided to Council with this agenda:

1. ***The advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation, and***

2. ***Where any advice is given directly to the Council by a person who does not have the required qualifications or experience, that person has obtained and taken into account in that person's general advice the advice from any appropriately qualified or experienced person. "***

Note : Section 65 of The Local Government Act 1993 states –

(1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

(2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council or council committee.

David Metcalf
GENERAL MANAGER

GLAMORGAN SPRING BAY COUNCIL

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Audio Recording of Ordinary Meetings of Council

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

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

1. Opening

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

1.1 Present and Apologies

1.2 In Attendance

1.3 Declaration of Pecuniary Interests

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

2. Confirmation of Minutes and Workshops

2.1 Ordinary Meeting – October 25th, 2016

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 25th October, 2016 be confirmed as a true and correct record.

2.2 Special Meeting of Council (In Closed Session) – October 25th, 2016

Recommendation

That the Minutes of the Special Meeting held in closed session on Tuesday 25th October, 2016 be confirmed as a true and correct record.

2.3 Workshop Held – November 8th, 2016

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005,* it is reported that a workshop was held at 3pm on Tuesday 8th November in Triabunna. This workshop included discussions with Service Tasmania on investigating shared service delivery options, an update from NRM on a proposed Council plant nursery enterprise and review of a new Council Vehicle Policy.

Recommendation

That Council notes this information.

3. PLANNING AUTHORITY SECTION

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

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

3.1 DA16094 – 33 Oyster Bay Court, Coles Bay

Planning Assessment Report	
Proposal:	**Two Visitor Accommodation Units**
Applicant:	**Tasbuilt Homes**
Location:	**33 Oyster Bay Court, Coles Bay**
Planning Document:	**Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)**
Zoning:	**Low Density Residential Zone**
Application Date:	**24 June 2016**
Statutory Date:	**25 November 2016 (by consent of applicant)**
Discretions:	**Three**
Attachments:	**Appendix A –** Plans & Shadow Diagrams
Author:	**Shane Wells, Manager Planning and Special Projects**

1. Executive Summary

1.1. Planning approval is sought for two visitor accommodation units at 33 Oyster Bay Court, Coles Bay.

1.2. The application is discretionary due to reliance on a number of different performance criteria.

1.3. One representation was received.

1.4. The proposal is recommended for conditional approval.

1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2016 / 00094.

2.2. This determination must be made no later than 25 November 2016, which has been extended beyond the normal statutory timeframe with the consent of the applicant.

2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA).* The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.

2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.

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

2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.

3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications. The proposal has no direct effect on existing infrastructure or maintenance activities.

4. Relevant Background and Past Applications

4.1. Nil

5. Site Detail

5.1. The site is located at 33 Oyster Bay Court, Coles Bay, and is within the Low Density Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.

5.2. The site is a regular shaped lot, approximately 1057m^2 in size. A civil covenant on the title prevents any buildings other than a fence at the front of the site for a depth of 12.7m. The site has a gradient in the order of 1 in 8 with a westerly aspect. The site is currently vacant and has been recently cleared of all vegetation.

5.3. The site is bordered by residential lots to the north and south, Oyster Bay Court to the east and the foreshore to the west. The area is within the Low Density Residential Zone. The foreshore is within the Environmental Management Zone.

5.4. The site is subject to a landslide overlay however the risk is rated as a low hazard and the planning scheme places no requirements on the application. The waterway and coastal protection overlay applies to a small section of the site adjoining the foreshore however no works are proposed within the overlay.

5.5. The site is unserviced.

Figure 1: An aerial photograph of the subject area.

6. Proposal

6.1. Planning approval is sought for two visitor accommodation units at 33 Oyster Bay Court, Coles Bay.

6.2. The units are provided in one structure with a combined floor area of 143m^2. The building is essentially designed in two halves each containing a bedroom, living area, bathroom and kitchen area. A doorway is provided between each half. Each element also has a separate carport to the front and deck to the rear.

6.3. The building is located centrally on the site with front and rear setbacks both of 15m. The building is single storey however the as the land falls away towards the coast the finished floor level is 4m above natural ground level and the maximum height of the building is 7.8m above natural ground level.

6.4. The building is to be clad in Colorbond with shale grey or basalt for walls and monument colour for the roof. The skirting around the subfloor is an unspecified colour and material.

6.5. The applicant has raised concerns regarding the classification of the building as two visitor accommodation units and verbally indicated that it is one visitor accommodation unit only. The applicant argues that the internal door between each half of the building is not, and cannot be, fire rated for separate occupancy. Further written details were sought but have not been forthcoming. The remainder of the report will assess the application as per two visitor accommodation units. If it is constructed as one unit only, no modification to any permit would be required as the intensity of the use would be reduced and the built form unchanged.

7. Assessment against planning scheme provisions

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

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

- Low Density Residential Zone
- E1.0 Bushfire-Prone Areas Code
- E3.0 Landslide Code
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E24.0 Coastal Development Code

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

		Requirement	Proposed
1	Visitor accommodation Clause 12.3.2 A1 (a)	Any new building for visitor accommodation is assessed against the performance criteria.	
2	Gravel driveway Clause E6.7.6 A1	The car parking and access code requires a sealed driveway.	A gravel driveway.
3	Building height Clause E24.7.1 A1	The Coastal Development Code provides a height standard of 5m.	A 7.5m height.

7.4. **Discretion 1 – New building for visitor accommodation**

7.4.1. The relevant performance criteria provides:

Visitor accommodation must satisfy all of the following:

(a) not adversely impact residential amenity and privacy of adjoining properties;

(b) provide for any parking and maneuvering spaces required pursuant to the Parking and Access Code on-site;

(c) be of an intensity that respects the character of use of the area;

(d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

7.4.2. The visitor accommodation use is small in scale and provides two additional bedrooms only. The use is not inconsistent with many other similar operations in Coles Bay.

7.5. **Discretion 2 – Gravel driveway**

7.5.1. The relevant performance criteria provides:

Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

(a) the suitability of the surface treatment;

(b) the characteristics of the use or development;

(c) measures to mitigate mud or dust generation or sediment transport.

7.5.2. Provided the driveway is properly constructed to avoid dust or sediment transfer the gravel driveway is considered appropriate. The surrounding area exhibits a mix of sealed and unsealed driveways.

7.6. **Discretion 3 – Building height**

7.6.1. The relevant performance criteria provides:

Building height must satisfy all of the following:

(a) ensure there is no unreasonable loss of amenity on adjoining lots by:

(i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00 am and 5.00 pm on June 21 or by increasing existing overshadowing where greater than above; and

(ii) overlooking and loss of privacy; and

(iii) visual impacts when viewed from adjoining lots; and

(iv) take into account steep slopes and other topographical constraints; and

(v) loss of view corridors; and

(b) take into account steep slopes and other topographical constraints; and

(c) have regard to streetscape qualities or be consistent with the statements of desired future character.

7.6.2. Shadow diagrams provided with the application indicate that overshadowing is not unreasonable. The building will appear as a single storey structure from the street and therefore is unlikely to impact views from land to the east. The immediately adjoining dwellings will maintain their substantial views to the west. For these reasons it is considered that the proposal satisfies the performance criteria.

8. Referrals

8.1. TasWater

8.1.1. The proposal does not require referral to TasWater.

8.2. Council's Technical Officer

8.2.1. The application has been referred to Council's Technical Officer, who provides the following comments which are reflected in recommended conditions to be included in any permit granted.

Application is for 2 bedroom dwelling which could be utilised as 2 x 1 bed visitor accommodation units by closing a single common door.

Oyster Bay Court is constructed to an urban standard with kerb and channel but no footpath. There is an existing double crossover on the southern side that also services the adjacent lot. The driveway from the crossover to the property boundary is gravel for the adjacent lot and appears to be unconstructed for the subject lot.

The applicant proposes that the internal driveway will be gravel. There are 2 single carports that will be concrete.

No sewer, water or stormwater services are available to the lot.

The proposed SW trench for onsite disposal is located above the wastewater trenches. This area is identified in the wastewater report as an area that could be utilised if the wastewater trenches fail.

The SW trench will need to be designed and located such that it doesn't adversely affect the operation of the wastewater system or the adjacent properties.

8.3. Council's Environmental Health Officer

8.3.1. Council's Environmental Health Officer has reviewed the proposal and has no concerns. A Special Plumbing Permit will be required.

9. Concerns raised by representors

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

Issue	***Response***
Removal of all vegetation from the land	The land has recently been cleared of all vegetation. Given the zoning of the land there is no requirement for a planning permit for this.
Increased run-off onto adjoining land due to vegetation removal	The Urban Drainage Act provides that a person cannot concentrate and direct runoff to adjoining land. This is given effect through the drainage design submitted in a future plumbing permit application.
Height should be reduced to 5.5m	This issue has been discussed earlier in the report.
Loss of privacy due to vegetation removal	As noted above the removal of vegetation in the zone is not a relevant consideration under the planning scheme. Although the concern with the extent of vegetation removal can be understood, as can the reduced levels of privacy that result in the absence of boundary fencing, it is considered unreasonable to require landscaping on this basis. The proposal complies with all privacy standards in the scheme.

10. Conclusion

The proposed two visitor accommodation units satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for approval.

11. Recommendations

That:

A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for two visitor accommodation units at 33 Oyster Bay Court, Coles Bay (DA2016/00094), be APPROVED subject to the following conditions:

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. This permit allows the building to be interchangeably used for visitor accommodation or as a dwelling without further planning approval.
3. Maximum occupancy of the Visitor Accommodation is six (6) persons (two people per each bedroom of house). Signage is to be located adjacent to the front door, stating:

   "Maximum occupancy permitted is six (6) persons only"
4. The existing vehicle access must be upgraded from the road to the property boundary in reinforced concrete in accordance with the standards shown on standard drawings TSD-R09-v1 Urban Roads Driveways prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's General Manager.

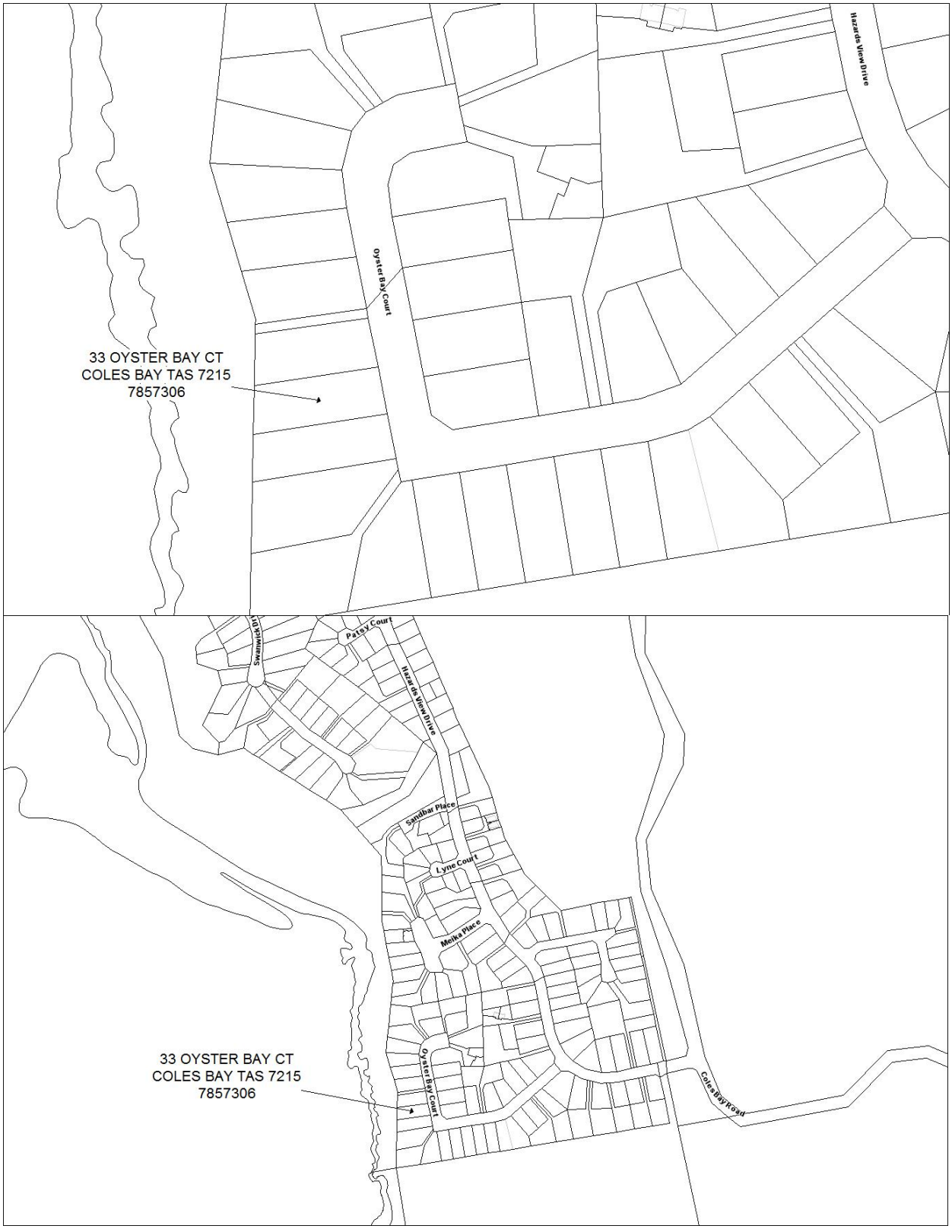
5. At least two (2) parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
6. The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's General Manager, and must include all of the following;
    a) Constructed with a durable all weather pavement
    b) Drained to an approved stormwater system
7. The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's General Manager.
8. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.
9. All rainwater run-off from roof surfaces generated as a result of the development must be collected and stored in tank(s) to provide a minimum capacity of 20,000 Litres for normal domestic and on site use. Additional water storage must be provided for fire fighting purposes.
10. All stormwater run-off from impervious surfaces and storage tanks must be retained on site or drain to a legal discharge point to the satisfaction of Council's General Manager and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000. No stormwater run-off generated by the development must be permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.

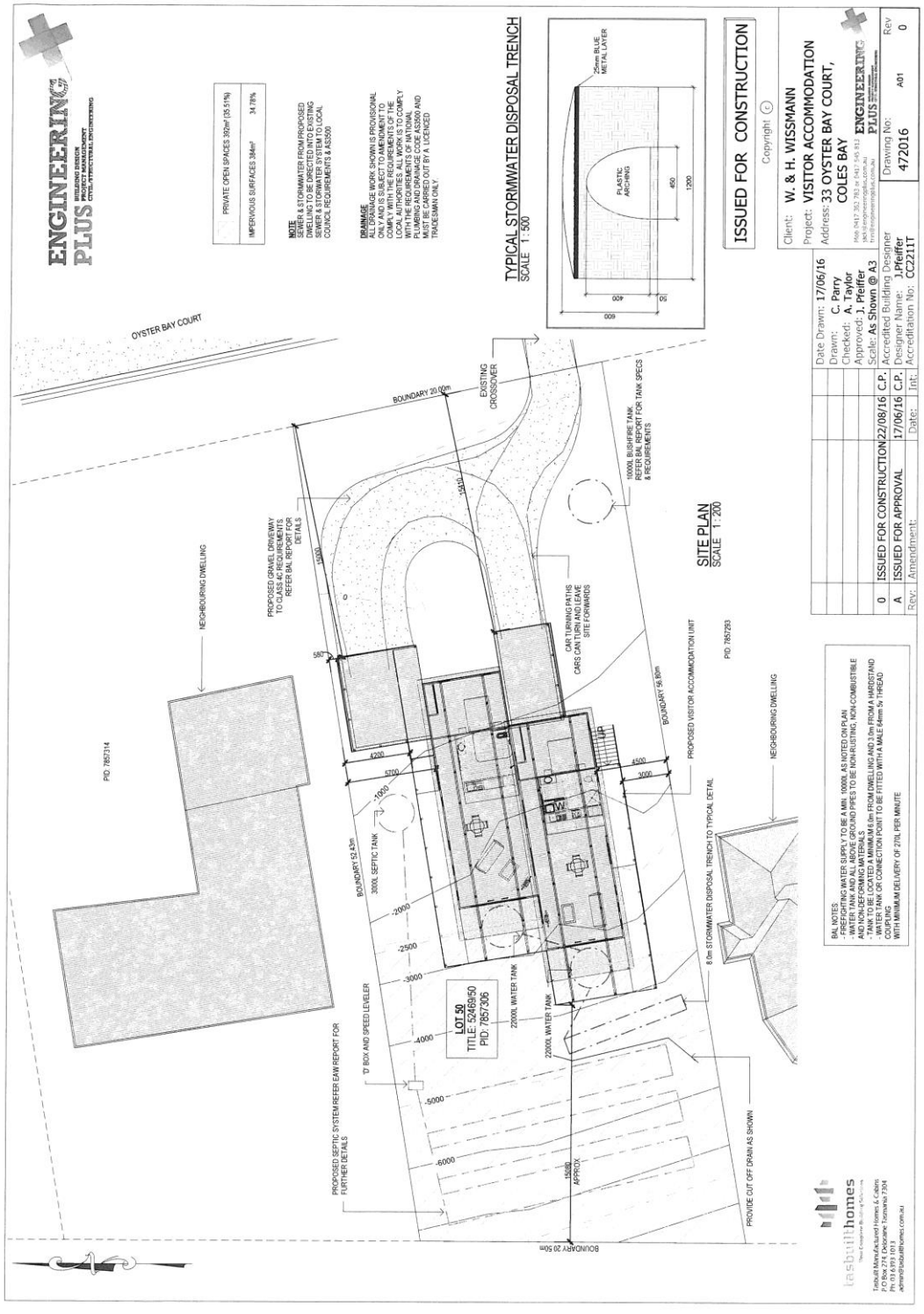
ADVICE: The proposed stormwater trench will need to be designed and located such that it does not adversely impact on the operation of the proposed wastewater trenches or adjacent properties.

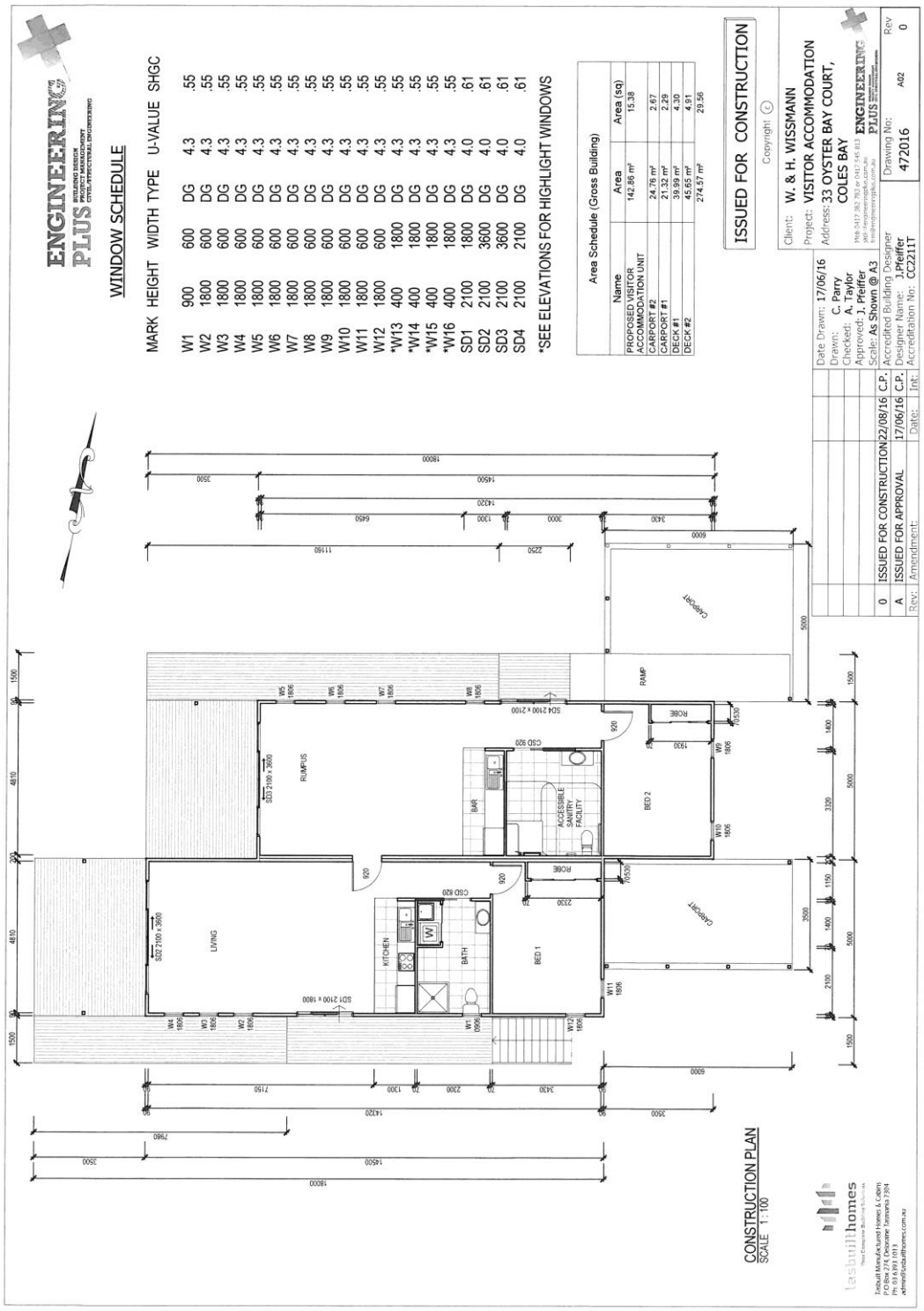
11. Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.
12. Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.
13. Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Plumbing and Special Connection Permit issued by the Permit Authority in accordance with the Building Act 2000 prior to the commencement of any works.

14. The developer must provide a commercial skip (or similar) for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

DEVELOPMENT APPLICATION 16094
Two Visitor Accommodation Units
33 Oyster Bay Court, Coles Bay




ENGINEERING PLUS
TYPICAL STORMWATER DISPOSAL TRENCH
SCALE 1 : 500
ISSUED FOR CONSTRUCTION
Copyright ©
Client: W. & H. WISSMANN
Project: VISITOR ACCOMMODATION
Address: 33 OYSTER BAY COURT, COLES BAY
Date Drawn: 17/06/16
Drawn: C. Parry
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T
Drawing No: 472016
Rev A01 0
0 ISSUED FOR CONSTRUCTION 22/08/16 C.P.
A ISSUED FOR APPROVAL 17/06/16 C.P.
Rev: Amendment: Date: Int:
SITE PLAN
SCALE 1 : 200
OYSTER BAY COURT
BOUNDARY 20.00m
EXISTING CROSSOVER
NEIGHBOURING DWELLING
PID 7857314
PID 7857293
PROPOSED GRAVEL DRIVEWAY TO CLASS 4C REQUIREMENTS REFER BAL REPORT FOR DETAILS
10000L BUSHFIRE TANK REFER BAL REPORT FOR TANK SPECS & REQUIREMENTS
CAR TURNING PATHS CARS CAN TURN AND LEAVE SITE FORWARDS
PROPOSED VISITOR ACCOMMODATION UNIT
BOUNDARY 56.80m
BOUNDARY 52.43m
3000L SEPTIC TANK
22000L WATER TANK
8.0m STORMWATER DISPOSAL TRENCH TO TYPICAL DETAIL
LOT 50
TITLE: 52469/50
PID: 7857306
'D' BOX AND SPEED LEVELER
PROPOSED SEPTIC SYSTEM REFER EAW REPORT FOR FURTHER DETAILS
PROVIDE CUT OFF DRAIN AS SHOWN
BOUNDARY 20.50m
tasbuilthomes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WINDOW SCHEDULE
MARK HEIGHT WIDTH TYPE U-VALUE SHGC
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W2 1800 600 DG 4.3 .55
W3 1800 600 DG 4.3 .55
W4 1800 600 DG 4.3 .55
W5 1800 600 DG 4.3 .55
W6 1800 600 DG 4.3 .55
W7 1800 600 DG 4.3 .55
W8 1800 600 DG 4.3 .55
W9 1800 600 DG 4.3 .55
W10 1800 600 DG 4.3 .55
W11 1800 600 DG 4.3 .55
W12 1800 600 DG 4.3 .55
*W13 400 1800 DG 4.3 .55
*W14 400 1800 DG 4.3 .55
*W15 400 1800 DG 4.3 .55
*W16 400 1800 DG 4.3 .55
SD1 2100 1800 DG 4.0 .61
SD2 2100 3600 DG 4.0 .61
SD3 2100 3600 DG 4.0 .61
SD4 2100 2100 DG 4.0 .61
*SEE ELEVATIONS FOR HIGHLIGHT WINDOWS
Area Schedule (Gross Building)
Name Area Area (sq)
PROPOSED VISITOR ACCOMMODATION UNIT 142.86 m² 15.38
CARPORT #2 24.76 m² 2.67
CARPORT #1 21.32 m² 2.29
DECK #1 39.99 m² 4.30
DECK #2 45.65 m² 4.91
274.57 m² 29.56
ISSUED FOR CONSTRUCTION
Copyright ©
Client: W. & H. WISSMANN
Project: VISITOR ACCOMMODATION
Address: 33 OYSTER BAY COURT, COLES BAY
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Rev 0
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Rev: Amendment: Date: Int:
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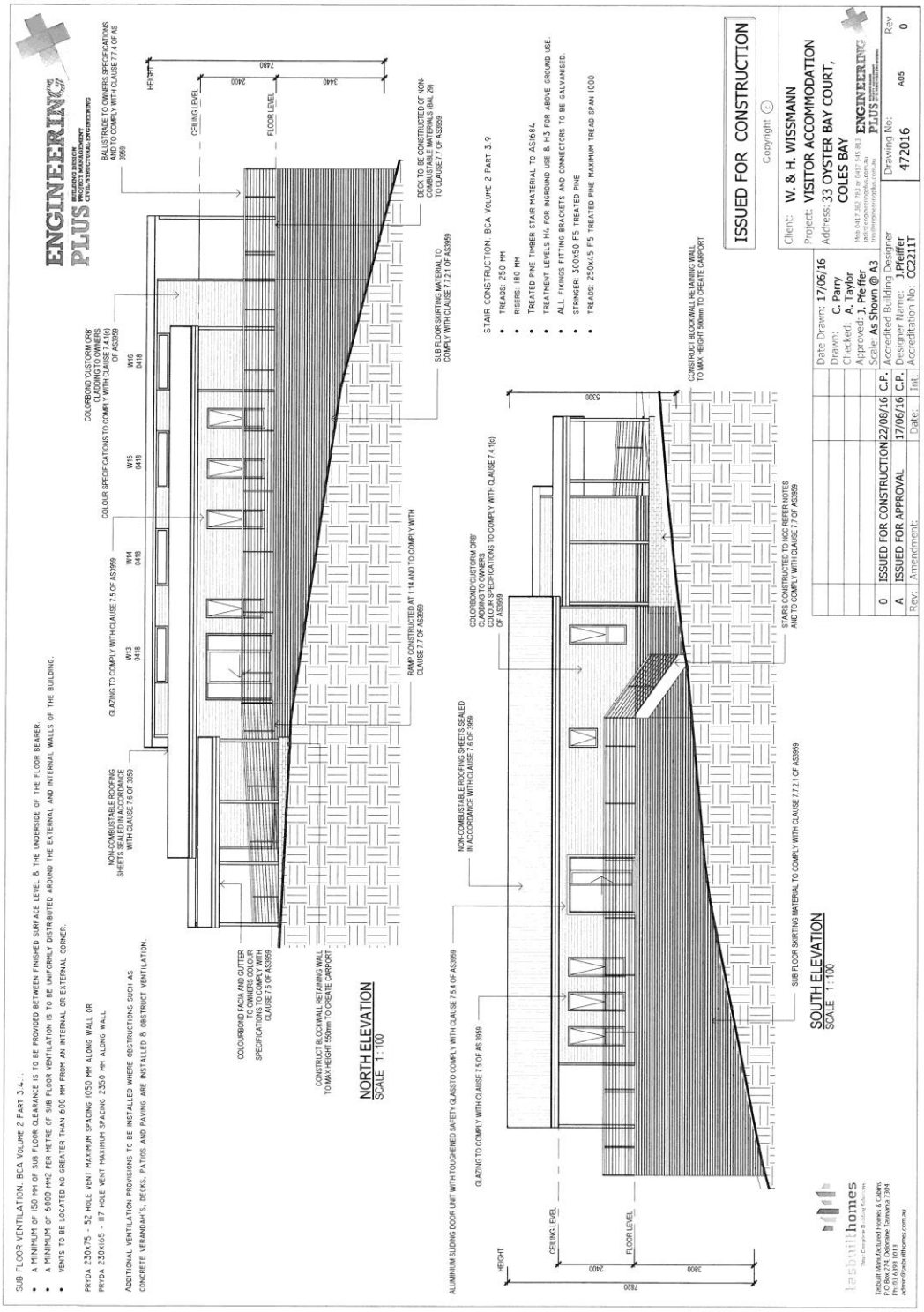
SCALE 1:100
tasbuilthomes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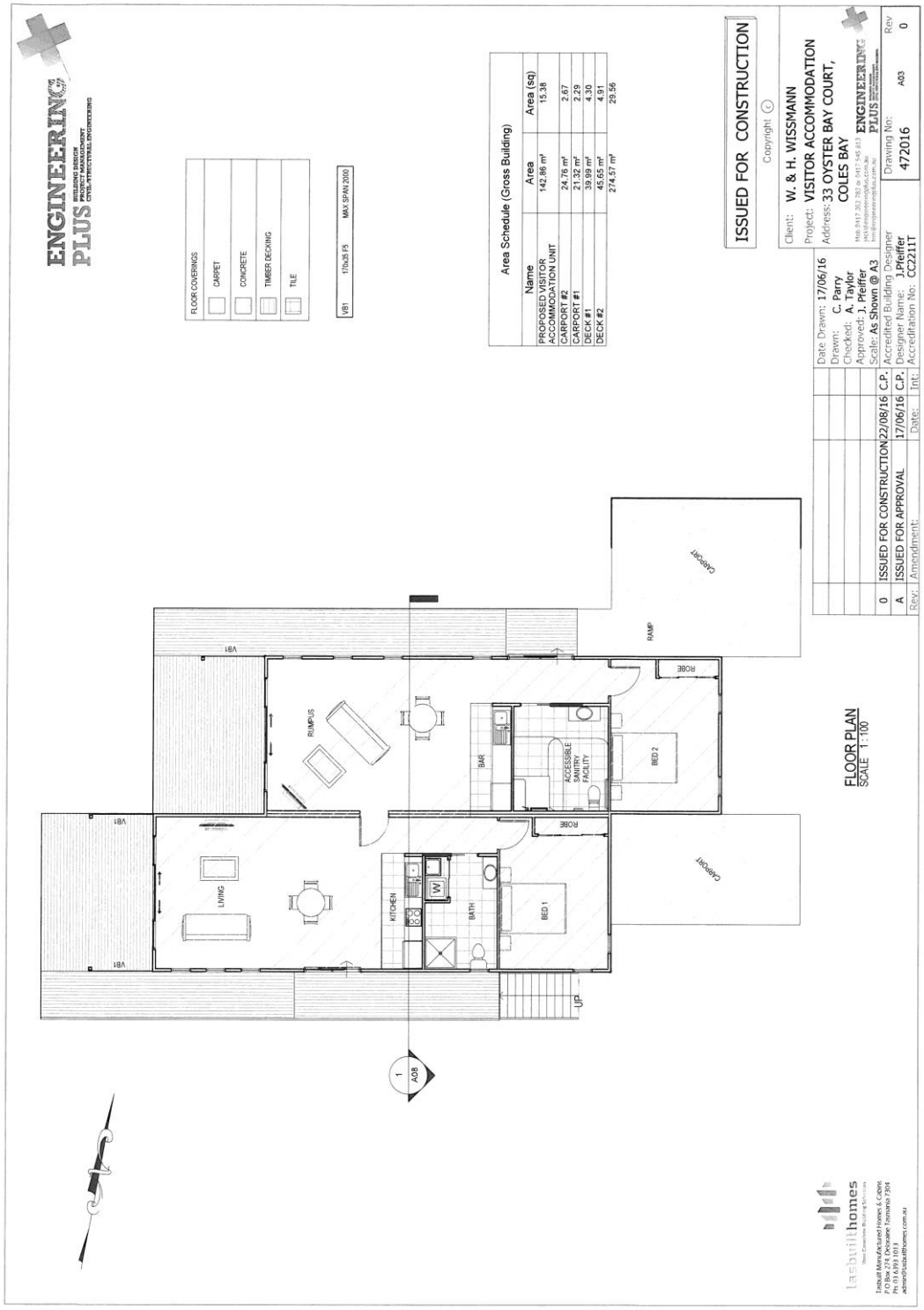
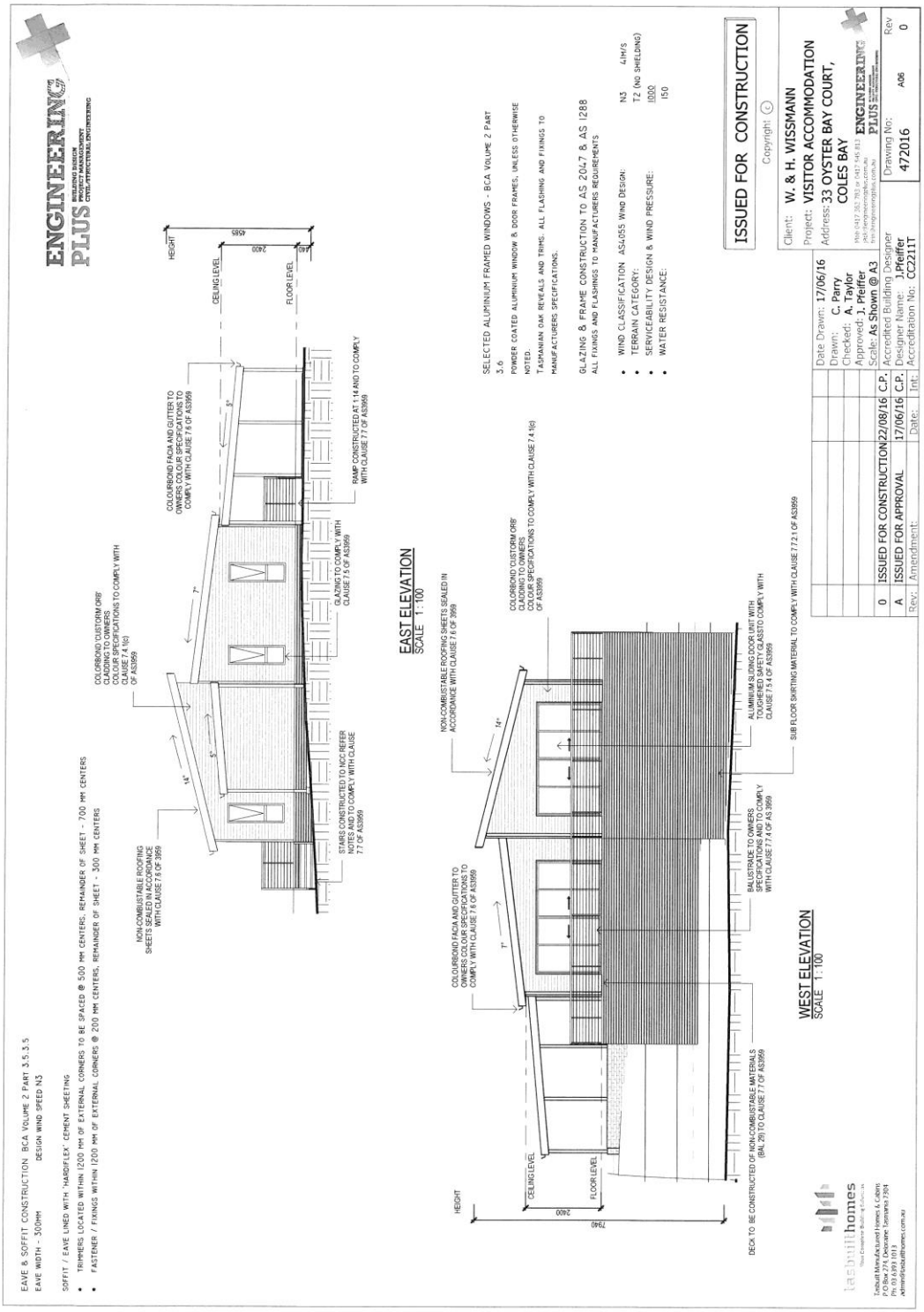
Designer Name: J.Pfeiffer
Accreditation No: CC2211T
Drawing No: 472016
Rev 0
0 ISSUED FOR CONSTRUCTION 22/08/16 C.P.
A ISSUED FOR APPROVAL 17/06/16 C.P.
Rev: Amendment: Date: Int:
ENGINEERING PLUS
NORTH ELEVATION
SCALE 1:100
SOUTH ELEVATION
SCALE 1:100
SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.
A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.
PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL
ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.
STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9
TREADS: 250 MM
RISERS: 180 MM
TREATED PINE TIMBER STAIR MATERIAL TO AS1684
TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
STRINGER: 300x50 F5 TREATED PINE
TREADS: 250x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000
ALUMINIUM SLIDING DOOR UNIT WITH TOUCHENED SAFETY GLASS TO COMPLY WITH CLAUSE 7.5.4 OF AS3959
GLAZING TO COMPLY WITH CLAUSE 7.5 OF AS 3959
NON-COMBUSTABLE ROOFING SHEETS SEALED IN ACCORDANCE WITH CLAUSE 7.6 OF 3959
COLORBOND 'CUSTORM ORB' CLADDING TO OWNERS COLOUR SPECIFICATIONS TO COMPLY WITH CLAUSE 7.4.1(c) OF AS3959
STAIRS CONSTRUCTED TO NCC REFER NOTES AND TO COMPLY WITH CLAUSE 7.7 OF AS3959
SUB FLOOR SKIRTING MATERIAL TO COMPLY WITH CLAUSE 7.7.2.1 OF AS3959
CONSTRUCT BLOCKWALL RETAINING WALL TO MAX HEIGHT 500mm TO CREATE CARPORT
RAMP CONSTRUCTED AT 1:14 AND TO COMPLY WITH CLAUSE 7.7 OF AS3959
DECK TO BE CONSTRUCTED OF NON-COMBUSTABLE MATERIALS (BAL 29) TO CLAUSE 7.7 OF AS3959
BALUSTRADE TO OWNERS SPECIFICATIONS AND TO COMPLY WITH CLAUSE 7.7.4 OF AS 3959
COLOURBOND FACIA AND GUTTER TO OWNERS COLOUR SPECIFICATIONS TO COMPLY WITH CLAUSE 7.6 OF AS3959
CONSTRUCT BLOCKWALL RETAINING WALL TO MAX HEIGHT 550mm TO CREATE CARPORT
GLAZING TO COMPLY WITH CLAUSE 7.5 OF AS3959
COLOUR SPECIFICATIONS TO COMPLY WITH CLAUSE 7.4.1(c) OF AS3959
W13 0418
W14 0418
W15 0418
W16 0418
HEIGHT
CEILING LEVEL
FLOOR LEVEL
7480
2400
3440
5300
7820
3800
tasbuilthomes


ENGINEERING PLUS
FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VB1 170x35 F5 MAX SPAN 2000
Area Schedule (Gross Building)
Name | Area | Area (sq)
PROPOSED VISITOR ACCOMMODATION UNIT | 142.86 m² | 15.38
CARPORT #2 | 24.76 m² | 2.67
CARPORT #1 | 21.32 m² | 2.29
DECK #1 | 39.99 m² | 4.30
DECK #2 | 45.65 m² | 4.91
274.57 m² | 29.56
ISSUED FOR CONSTRUCTION
Copyright ©
Client: W. & H. WISSMANN
Project: VISITOR ACCOMMODATION
Address: 33 OYSTER BAY COURT, COLES BAY
Date Drawn: 17/06/16
Drawn: C. Parry
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T
Drawing No: 472016
A03
Rev 0
0 ISSUED FOR CONSTRUCTION 22/08/16 C.P.
A ISSUED FOR APPROVAL 17/06/16 C.P.
Rev: Amendment: Date: Int:
FLOOR PLAN
SCALE 1:100
RUMPUS
BAR
ACCESSIBLE SANITRY FACILITY
BED 2
ROBE
RAMP
CARPORT
LIVING
KITCHEN
BATH
BED 1
UP
A08
lasbuilthomes


ENGINEERING PLUS
EAVE & SOFFIT CONSTRUCTION BCA VOLUME 2 PART 3.5.3.5
EAVE WIDTH - 300MM DESIGN WIND SPEED N3
SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING
TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS
EAST ELEVATION
SCALE 1 : 100
WEST ELEVATION
SCALE 1 : 100
SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6
POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.
GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS
WIND CLASSIFICATION AS4055 WIND DESIGN: N3 41M/S
TERRAIN CATEGORY: T2 (NO SHIELDING)
SERVICEABILITY DESIGN & WIND PRESSURE: 1000
WATER RESISTANCE: 150
ISSUED FOR CONSTRUCTION
Copyright ©
Client: W. & H. WISSMANN
Project: VISITOR ACCOMMODATION
Address: 33 OYSTER BAY COURT, COLES BAY
Date Drawn: 17/06/16
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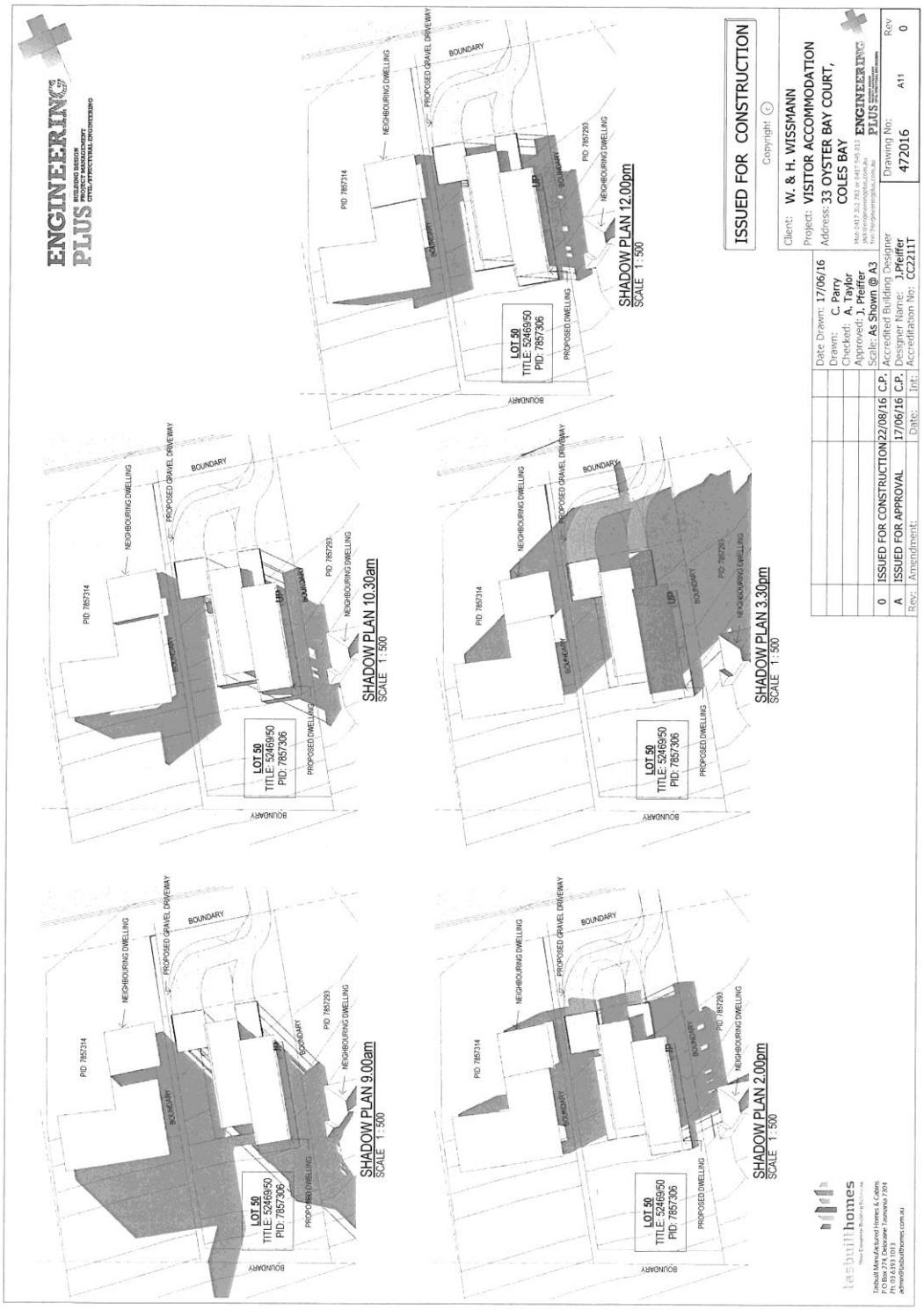
Drawing No: 472016
Rev 0
0 ISSUED FOR CONSTRUCTION 22/08/16 C.P.
A ISSUED FOR APPROVAL 17/06/16 C.P.
Rev: Amendment: Date: Int:
tasbuilthomes


ENGINEERING PLUS
ISSUED FOR CONSTRUCTION
Copyright ©
Client: W. & H. WISSMANN
Project: VISITOR ACCOMMODATION
Address: 33 OYSTER BAY COURT, COLES BAY
Date Drawn: 17/06/16
Drawn: C. Parry
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3
Drawing No: 472016
Rev: 0
A11
0 ISSUED FOR CONSTRUCTION 22/08/16 C.P.
A ISSUED FOR APPROVAL 17/06/16 C.P.
Rev: Amendment: Date: Int:
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T
tasbuilthomes
SHADOW PLAN 12.00pm
SCALE 1:500
SHADOW PLAN 10.30am
SCALE 1:500
SHADOW PLAN 3.30pm
SCALE 1:500
SHADOW PLAN 9.00am
SCALE 1:500
SHADOW PLAN 2.00pm
SCALE 1:500
LOT 50
TITLE: 52469/50
PID: 7857306
PROPOSED DWELLING
NEIGHBOURING DWELLING
PROPOSED GRAVEL DRIVEWAY
BOUNDARY
PID: 7857314
PID: 7857293
UP

3.2 SA16006 – 59 Old Spring Bay Road, Swansea

Planning Assessment Report	
Proposal:	**42 Lot Subdivision**
Applicant:	**Woolcott Surveyors**
Location:	**59 Old Spring Bay Road, Swansea**
Planning Document:	**Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)**
Zoning:	**General Residential Zone**
Application Date:	**27 April 2016**
Statutory Date:	**25 November 2016 (by consent of applicant)**
Discretions:	**Nine**
Attachments:	**Appendix A –** Plans
Author:	**Shane Wells, Manager Planning and Special Projects**

12. Executive Summary

1.1. Planning approval is sought for a 42 lot subdivision at 59 Old Spring Bay Road, Swansea.

1.2. All subdivision applications are discretionary. The application also relies on a number of different performance criteria.

1.3. Two representations were received as well as one late submission.

1.4. The proposal is recommended for conditional approval.

1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

2.1. The purpose of this report is to enable the Planning Authority to determine application SA 2016 / 00006.

2.2. This determination must be made no later than 25 November 2016, which has been extended beyond the normal statutory timeframe with the consent of the applicant.

2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA).* The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.

2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.

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

2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.

3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications. Council has a budget item to upgrade culverts under Old Spring Bay Road into which this subdivision will drain. There are, in addition, a number of stormwater catchment issues to resolve which principally relate to the current open drain network running through this part of Swansea.

4. Relevant Background and Past Applications

4.1. Nil

5. Site Detail

5.1. The site is located at 59 Old Spring Bay Road, Swansea, and is within the General Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.

5.2. The site is a regular shaped lot 5.655ha in size. The highest point of the site is a small knoll in the south-east corner of the lot at an elevation of 20m. From there the land falls away in all directions excluding the north-west corner which returns to an elevation of 20m. There is a small saddle between these two highpoints running on a north-south alignment generally through the middle of the site. The majority of the land under development has a north-easterly aspect. The gradient varies throughout the site.

5.3. The site is vacant. The site supports a mixture of old pasture and regenerating native forest/woodland. A dry stone walls runs along part of the Old Spring Bay Road frontage.

5.4. The site is bordered by similar sized lots to the south-west and north. To the east the site borders Old Spring Bay Road and the low density Kennedia Place subdivision. The Cathcart Street road reservation provides the northern boundary. Land to the north and east is within the General Residential Zone. Land to the south and west is within the Rural Resource Zone.

5.5. The Waterway and Coastal Protection Overlay applies to a small section in the north-east corner of the site.

5.6. The site is serviced by reticulated water and sewer and electricity. NBN infrastructure can be provided by the fixed wireless network and reticulated stormwater can be extended to the site. The topography of the site does limit a full gravity sewerage system.

Figure 1: An aerial photograph of the subject area.

6. Proposal

6.1. Planning approval is sought to create 42 lots. Lot sizes vary from 671m^2 to 1231m^2 with one large balance lot of 1.5ha in size located where gravity sewer connections are unachievable.

6.2. A public road is proposed over part of the Cathcart Street road reservation from which two cul-de-sacs are proposed to provide access to most lots. Lots 29, 30 and 31 have access from Cathcart Street. Lots 1 to 10 have access from Old Spring Bay Road. A footway is proposed from the eastern most cul-de-sac through to Old Spring Bay Road along the southern boundary of the site. The subdivision is to be staged with the initial stages being lots fronting Old Spring Bay Road and further stages for each cul-de-sac.

6.3. The application is supported by a bushfire assessment report, traffic impact assessment, drainage report and ecological assessment.

6.4. The bushfire report shows that each lot is suitable for development. It recommends that future dwellings on the lots along the western boundary have a 15m separation from adjoining land whilst lots along the southern boundary have an 18m separation unless the standard of construction is increased and further reporting provided.

6.5. The findings of the traffic impact assessment are that additional traffic

movements from the development can be accommodated within the existing road network without impact to traffic safety or efficiency.

6.6. The drainage report addresses the stormwater catchment. This report identified the need for onsite detention through tanks on each lot for peak discharge together with a centralised detention system on one of the lots. However, given difficulties in maintaining such systems there will instead be a requirement to upgrade the downstream network which is discussed further in the engineering report.

6.7. The Ecological Assessment identifies that the site contains some threatened species and confirms the need for the developer to obtain approval under the *Threatened Species Protection Act 1995*. Based on the report such approval is reasonably likely of being obtained and this issue is unlikely to constrain implementing any planning permit granted. The proposal would require clearing of the majority of the site which contains two native vegetation communities neither of which are listed as threatened under the *Nature Conservation Act 2002*. It is important to note that the Biodiversity Code does not apply to land within the General Residential Zone.

7. Assessment against planning scheme provisions

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

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

- General Residential Zone
- E1.0 Bushfire-Prone Areas Code
- E5.0 Road and Rail Asset Code
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E10.0 Biodiversity Code
- E11.0 Waterway and Coastal Protection Code
- E24.0 Coastal Development Code

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

		Requirement	Proposed
1	Lot size Clause 10.6.1 A1	The zone provides a maximum lot size of 1000m^2.	Lots 18, 19, 20, 21, 37, 38, 41 and 42 as well as balance lot 36 exceed 1000m^2.
2	Lot building area Clause 10.6.1 A2	The zone requires each lot to show a 10m x 15m rectangle that complies with a number of requirements including - being clear of setbacks & easements, - not being subject to codes - having a long axis facing north for solar access - the slope being less than 1 in 5	Lot 10 is subject to a waterways code. Lots 3, 5 & 6 have a slope slightly greater than 1 in 5.
3	Lot frontage Clause 10.6.1 A3	The zone require corner lots to have their primary frontage (which is the shortest of the two corner facing frontages) to face the primary road (being Cathcart Street) with minimum frontage of 15m.	Lot 11 and 42 have primary frontages aligned to the secondary road (the two cul-de-sacs). Lots 19, 20, 35, 37, 38 & 39 have less than 15m frontage.
4	Internal lots Clause 10.6.1 A4	The zone requires all internal lots to be assessed against the performance criteria to address the need for the internal lot.	Lots 19, 20, 35 & 37 are internal lots.
5	Subdivision of more than three lots Clause 10.6.1 A5	The zone requires all lots greater than 3 lots in size to be assessed against the performance criteria to address general design considerations.	
6	New road Clause 10.6.2 A1	The zone requires any new road to be assessed against the performance criteria to address road design considerations.	
7	Ways and open space Clause 10.6.3 A1	The zone requires all subdivision to be assessed against the performance criteria to address ways and open space within the subdivision.	
8	Water sensitive urban design	The stormwater code requires water sensitive urban design to be used in all subdivisions of more than 5 lots.	
9	Waterway and Coastal Protection Code	The Code requires all subdivision within the overlay to be assessed against the performance criteria.	

7.4. **Discretion 1 – Lot size**

7.4.1. Lots 18, 19, 20, 21, 37, 38, 41 and 42 as well as balance lot 36 exceed the 1000m^2 maximum lot size. The balance lot is not subject to the performance criteria. The performance criteria provides that:

The size of each lot must satisfy all of the following:

(a) variance above the maximum lot size in Table 10.1 only to the extent necessary due to demonstrated site constraints.

7.4.2. The extent of variation is minor and is limited to that necessary at the termination of cul-de-sacs (lots 18, 19, 20, 21, 37 & 38) or are a function of the road design which response to topographic factors (lots 41 and 42). The purpose of this clause is to ensure efficient use of land and it is considered that the design achieves this objective.

7.5. **Discretion 2 – Lot building area**

7.5.1. Lot 10 is subject to a waterways code. Lots 3, 5 & 6 have a slope slightly greater than 1 in 5. The relevant performance criteria provides:

The design of each lot must contain a building area able to satisfy all of the following:

(a) be reasonably capable of accommodating residential use and development;

(b) meets any applicable standards in codes in this planning scheme;

(c) enables future development to achieve maximum solar access, given the slope and aspect of the land;

(d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;

(e) provides for sufficient useable area on the lot for both of the following;

(i) on-site parking and maneuvering;

(ii) adequate private open space.

7.5.2. Each lot within the subdivision is suitable for future development and it is considered that the performance criteria are satisfied.

7.6. **Discretion 3 – Lot frontage**

7.6.1. Lot 11 and 42 have primary frontages aligned to the secondary road (the two cul-de-sacs). Lots 19, 20, 35, 37, 38 & 39 have less than 15m frontage. The relevant performance criteria provides:

The frontage of each lot must satisfy all of the following:

(a) provides opportunity for practical and safe vehicular and pedestrian access;

(b) provides opportunity for passive surveillance between residential development on the lot and the public road;

(c) is no less than 6m.

7.6.2. The alignment of lots 11 and 42 are acceptable. Lot 42 could be made to comply if the alignment of lot 41 and 42 is altered but this would require Cathcart Street to be constructed for approximately 30m longer and be provided with a turning area, and this is considered to be an inefficient use of infrastructure. Lot 11 is aligned to back onto lot 10 and if it were made to comply then lot 10 would not.

7.6.3. Lots 19, 20, 35, 37, 38 & 39 do not meet the acceptable solution purely because a cul-de-sac road network is proposed. This issue is discussed below. The lots retain opportunity for passive surveillance as the lot proper remains in close proximity to the road.

7.7. **Discretion 4 – Internal lots**

7.7.1. Lots 19, 20, 35 & 37 are internal lots. The relevant performance criteria provides:

An internal lot must satisfy all of the following:

(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;

(b) it is not reasonably possible to provide a new road to create a standard frontage lot;

(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;

(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;

(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;

(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;

(g) passing bays are provided at appropriate distances to service the likely future use of the lot;

(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;

(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.

(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.

7.7.2. The key consideration is whether the cul-de-sac design is appropriate or whether a grid pattern could be provided that would remove the need for an internal lot.

7.7.3. Whilst a grid pattern could be achieved the need to retain lot 36 as a balance lot for sewerage reasons would mean that a grid pattern would result in the loss of two lots and the less efficient use of residential land. For this reason the internal lots and cul-de-sac road design is supported.

7.8. **Discretion 5 – Subdivision of more than three lots**

7.8.1. The relevant performance criteria provides:

Arrangement and provision of lots must satisfy all of the following;

(a) have regard to providing a higher net density of dwellings along;

(i) public transport corridors;

(ii) adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire;

(iii) within 200 m of business zones and local shops;

(b) will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone;

(c) staging, if any, provides for the efficient and ordered provision of new infrastructure;

(d) opportunity is optimised for passive surveillance between future residential development on the lots and public spaces;

7.8.2. The bulk of the performance criteria is not applicable to Swansea. The proposed staging is appropriate and the balance of the lot could be subdivided further if sewerage becomes available or a future planning scheme allows lots to be created without a sewerage connection.

7.9. **Discretion 6 – New Road**

7.9.1. The relevant performance criteria provides:

The arrangement and construction of roads within a subdivision must satisfy all of the following:

(a) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority;

(b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;

(c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;

(d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;

(e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;

(f) connectivity with the neighbourhood road network is maximised;

(g) the travel distance between key destinations such as shops and services is minimised;

(h) walking, cycling and the efficient movement of public transport is facilitated;

(i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;

(j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.

7.9.2. Council has not adopted a road network plan however the proposal makes use of the Cathcart Street road reservation which will enable further development of adjoining land consistent with the purpose of the zone. The proposal also includes a footway through the site to provide for walking. Accordingly, it is considered that the performance criteria is satisfied.

7.10. **Discretion 7 – Ways and Open Space**

7.10.1. The relevant performance criteria provides:

The arrangement of ways and public open space within a subdivision must satisfy all of the following:

(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;

(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;

(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;

(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;

(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;

(f) provides for a legible movement network;

(g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;

(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:

(i) the width of the way;

(ii) the length of the way;

(iii) landscaping within the way;

(iv) lighting;

(v) provision of opportunities for 'loitering';

(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).

7.10.2. The proposal does not involve any public open space land. A walkway is proposed from one of the cul-de-sacs through to Old Spring Bay Road and footpaths will be provided within the subdivision. In accordance with Council Policy cash in lieu of Public Open Space should be required by way of a condition on any permit granted.

7.11. **Discretion 8 – Water Sensitive Urban Design**

7.11.1. The relevant performance criteria provides:

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

7.11.2. The requirements of the State Stormwater Strategy 2010 are achievable and will be demonstrated by future engineering design drawings required prior to construction of works.

7.12. **Discretion 9 – Waterway and Coastal Protection Code**

7.12.1. The associated overlay applies to a small section of lot 10 and to the Cathcart Street road reservation.

Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area, must satisfy all of the following:

(a) minimise impact on natural values;

(b) provide for any building area and any associated bushfire hazard management area to be either:

(i) outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area; or

(ii) able to accommodate development capable of satisfying this code.

(c) if within a Potable Water Supply Area, be in accordance with the requirements of the water and sewer authority.

7.12.2. The proposal is unlikely to have any adverse effect on the waterway.

8. Referrals

8.1. TasWater

8.1.1. TasWater have issued conditions that must be included on any permit granted.

8.2. Department of State Growth

8.2.1. The Department have advised that they have no objections to the proposal.

8.3. Council's Technical Officer

8.3.1. The application has been referred to Council's Technical Officer, who has provided the following comments which are reflected in the recommended permit conditions.

The subdivision involves the creation of 42 residential lots on a vacant parcel of land south west of the intersection of Old Spring Bay Road and the Cathcart Street road reserve.

9 lots will have frontage and direct access off Old Spring Bay Road.

A number of lots will have frontage off Cathcart St which will be constructed from Old Spring Bay Road for approximately 220m as part of the subdivision.

Two new cul-de-sacs will be constructed to the southern side of the newly constructed Cathcart Street to provide access to the remaining lots. The cul-de-sacs are located such that they would align with possible future roads parallel to Old Spring Bay Road on land to the north.

The roads will be constructed to an urban residential standard including kerb and channel and concrete footpath. Kerb and channel and footpath will be provided on the southern side only of Cathcart Street and Western side only of Old Spring Bay Road (subject to detailed engineering design).

A Traffic Impact Assessment was submitted with the application. No safety concerns were raised in the TIA apart from the removal of an existing tree at the intersection of Cathcart St and Old Spring Bay Rd to achieve the required sight distances. The TIA also suggested that the roads needed to be 8.9m to comply with the standard drawings.

The TIA determined that:

- *The additional traffic volumes generated by the development are expected to have a minimal impact on the safety and operation of the surrounding road network including all intersections and the Tasman Highway/ Francis Street intersection.*

- *The small impact of the traffic generated by the subdivision development means upgrading of the Tasman Highway/ Francis Street is not considered necessary as part of the development.*

- *The available sight distances at each of the intersections which access the site are well in excess of the AUSTROADS requirements.*

Sewer, water and stormwater services are to be provided to each lot. The application was referred to TasWater who have imposed conditions.

Stormwater from the bulk of the subdivision drains to the creek that crosses Old Spring Bay Road near the Cathcart Street intersection. The existing culverts under Old Spring Bay Road are currently undersized and Council have plans to upgrade these in the future. These works will need to be undertaken prior to completion of the subdivision. Works may be required on the creek line from Old Spring Bay Road to the outfall at the beach to ensure there is adequate capacity for existing flows, additional flows from the proposed subdivision and additional flows generated by future development in the upstream catchment. A management plan for the overall catchment is required to determine the full extent of works required to manage stormwater across Cathcart Street, Old Spring Bay Road and through the existing creek to the outfall. The developer had proposed a stormwater detention basin to limit peak flows from the subdivision. The location and form of the detention basin was not desirable from a risk and maintenance perspective and would need to be considered as part of an overall catchment management plan rather than in isolation of a single development. Council has agreed to prepare a management plan for this catchment to determine the full extent of works required. It is reasonable to require the developer to make a financial contribution to the works required to upgrade the existing stormwater system to cater for the additional flows generated by the subdivision. A condition to this effect is recommended.

A smaller amount of stormwater runoff is directed to the roadside drainage in Old Spring Bay Road which is then directed south. Upgrades to this system will also be required to cater for the additional flows generated by the subdivision.

The development should also provide treatment to stormwater from the development. Again this should be considered in the management plan and a financial contribution is considered a reasonable approach as treatment systems (either proprietary or biological) may be incorporated into the downstream system.

8.4. Council's Natural Resource Management Department

8.4.1. The NRM Department have reviewed the proposal and provided a number of conditions recommended for inclusion in any permit granted.

9. Concerns raised by representors

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

Issue	***Response***
Zoning is contrary to structure plan.	The structure plan for Swansea does recommend the land be zoned Rural Living. However, the land has been zoned General Residential and considerations outside the planning scheme are irrelevant to the determination of this application.

Impact to stone wall along Old Spring Bay frontage and landscape elements of the site, including steepness of land opposite Kennedia Drive.	The stone wall is not heritage listed and is not in as sound a condition as others in the vicinity. It is nevertheless considered reasonable to ensure loss of the wall is minimised. This can be achieved by shared crossovers in carefully selected areas. This is also necessary to achieve compliant accesses over the topography.
Stormwater and increased erosion of natural water downstream of site.	Stormwater design and management has been discussed earlier in the report.
Design and density of lots will impact the character as well as ecological and social values of the area that could be provided by an alternative design which was provided.	It is considered that the design achieves the purpose of the General Residential Zone. The planning authority must determine the application before it and should not have regard to alternative designs.
Contrary to planning scheme objectives for liveability through loss of stone wall, traffic safety, vegetation removal, poor lot design, use of cul-de-sacs and internal lots and lack of public open space.	The planning scheme objectives provided in section 3 are provided for background only and cannot be taken into account when determining an application. The proposal is considered to satisfy all relevant considerations of the planning scheme.
Environmental impact of vegetation removal, stormwater and impact to penguins on nearby foreshore	Vegetation removal does not require approval under the scheme in the General Residential Zone. As noted previously the Threatened Species Protection Act 1995 will apply and it would appear that that legislation can be satisfied by the developer. Stormwater will be managed in accordance with stormwater quality targets under the State Stormwater Strategy. Penguins can be impacted by a range of human activities both direct and indirect, such as attacks by dogs and cats. Attributing a direct link between the subdivision and any future impact is considered difficult to apply. The area is already developed for residential use and dogs are restricted. The penguin habitat requires ongoing management irrespective of the subdivision.
Conflict with adjoining Rural Resource Zone	For the General Residential Zone, the planning scheme does not provide criteria addressing the interface between the residential and rural zones as it does in other zones. That interface is instead considered during the consideration of the zone.

10. Conclusion

The proposed subdivision satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for approval.

11. Recommendations

That:

A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for a 42 lot subdivision at 59 Old Spring Bay Road, Swansea (SA2016/006), be APPROVED subject to the following conditions:

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

2. The subdivision is to proceed in accordance with the stages shown on the endorsed plans unless otherwise agreed to in writing by Councils Manager Planning and Special Projects.

3. In accordance with the provisions of Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey. The cash contribution amount is to be equal to 5% of the value of the area of land described as lot A in the plan of subdivision at the date of lodgement of the Final Plan of Survey.

   The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developer's expense.

4. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect, and be commensurate with the number of lots in the stage being sealed.

5. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's General Manager.

TasWater

6. The development must meet all required Conditions of approval specified by TasWater Submission to Planning Authority Notice, date 17/10/2016, TWDA 2016/00552-GSB.

Natural Resource Management

7. The proponent is to determine if a permit is required for the destruction of threatened species (*Cynoglossum australe* (coast houndstongue) and *Austrostipa scabra* subsp. *falcata* (sickle speargrass) Under the Tasmanian *Threatened Species Protection Act 1995* prior to any works being undertaken.

8. Control of any Declared Weeds under the Tasmanian *Weed Management Act 1999* is to be undertaken prior to the commencement of any works.

9. The remnant "*Eucalyptus viminalis grassy forest and woodland*" (DVG) on the Balance Lot is to be retained.

Transfer of reserves

10. All roads or footways must be shown as “Road” or “Footway” on the Final Plan of Survey and transferred to the Council by Memorandum of Transfer submitted with the Final Plan of Survey,

Easements

11. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council’s General Manager. The cost of locating and creating the easements shall be at the subdivider’s full cost.

Services

12. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council’s General Manager or responsible authority.

13. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

Drainage

14. The developer is to provide an underground stormwater drainage system capable of accommodating a storm with an ARI of 20 years, when the land serviced by the system is fully developed.

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

16. The developer is to provide a stormwater property connection to each lot in accordance with Council standards and to the satisfaction of Council’s General Manager.

17. The developer must provide a financial contribution to Council for the upgrade of the stormwater drainage network(s) downstream of the proposed subdivision to provide for the conveyance and treatment of the additional flows generated by the subdivision and expected future development of the lots. The contribution is to be based on detailed design plans and approved by Council’s General Manager. Payment of the contribution must be made prior to the sealing of the Final Plan of Survey for any relevant stage.

Telecommunications and electrical reticulation

18. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council’s General Manager.

19. Where electrical and fixed line telecommunications services are provided they must be installed underground to the requirements of the responsible authority unless approved otherwise by Council’s General Manager.

20. Prior to the work being carried out a drawing of the electrical reticulation and street lighting, and telecommunications reticulation in accordance with the appropriate authority’s requirements and relevant Australian Standards must be submitted to and endorsed by the Council’s General Manager.

21. A Letter of Release from each authority confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed, must be submitted to Council prior to the sealing of the Final Plan of Survey.

Roads

22. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager. Roadworks must include -

    (a) Old Spring Bay Road (across the entire frontage of the subdivision)

    i. pavement widening to achieve an ultimate seal width of 8.0 metres

    ii. sealing of the full width of the widened pavement

    iii. concrete kerb and channel on the western side;

    iv. Concrete footpath 1.50 metres wide;

    v. Underground drains.

    (b) Cathcart Street

    i. Fully paved, sealed and drained carriageway with a minimum seal width of 8m

    ii. concrete kerb and channel on the southern side;

    iii. 1m wide gravel shoulder and table drain on the northern side;

    iv. Concrete footpaths 1.50 metres wide on the southern side;

    v. Underground drains on the southern side.

    (c) Culs de sac

    i. Minimum road reserve of 18.00 metres and 25 metres at the cul-de-sac.

    ii. Fully paved, sealed and drained carriageway with a minimum carriageway width (face of kerb to face of kerb) of 8.9 metres or 18 metres diameter at the cul-de-sac,

    iii. Concrete kerb and channel on both sides;

    iv. Concrete footpaths 1.50 metres wide on one side;

    v. Underground drains.

23. All carriageway surface courses must be constructed with a 10 mm nominal size hotmix asphalt with a minimum compacted depth of 35 mm in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager.

24. Kerb ramps must be provided to accommodate the needs of people with disabilities in accordance with standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.

25. Footpaths adjacent to mountable or semi mountable kerb are to be constructed to a driveway standard.

26. A reinforced concrete vehicle access must be provided from the road carriageway to each lot in accordance with Council's Standard Drawings and to the satisfaction of Council's General Manager.

27. Vehicle access from Old Spring Bay Road to lots 2 to 7 (inclusive) must be located to minimise disturbance to the dry stone wall.

28. The vehicular access for all internal lots including, but not limited to, lots 19, 20, 35 and 37 must be constructed to the lot proper and include:

(a) *Passing bays provided at appropriate distances to service the likely future use of the lot. Unless approved otherwise by Council's General Manager, vehicular passing areas must be a minimum of 6m long by 5.5m wide and taper to the width of the driveway. Passing areas must be provided at intervals of no more than 30m along the access, with the first passing area constructed at the road kerb.*

(b) *Constructed with a durable all weather pavement*

(c) *Surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material may be asphalt, concrete, pavers or other approved material.*

(d) *Stormwater drainage.*

29. The developer must construct a reinforced concrete footpath to Council standards in the proposed footway from the cul de sac to Old Spring Bay Road.

Engineering drawings

30. Engineering design drawings to the satisfaction of the Council's General Manager must be submitted to and approved by the Glamorgan Spring Bay Council before development of the land commences.

31. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show -

(a) all existing and proposed services required by this permit;

(b) all existing and proposed roadwork required by this permit;

(c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;

(d) measures to be taken to limit or control erosion and sedimentation;

(e) any other work required by this permit.

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

33. Engineering design drawings shall have regard to the intended future number of dwellings on each lot as appropriate and clearly indicate any lots limited to single dwelling development only.

Water quality

34. A soil and water management plan (here referred to as a **'SWMP'**) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences.

35. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.

36. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's General Manager.

37. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's General Manager.

Construction

38. The developer must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.

39. The developer must provide not less than forty eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.

40. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

Survey pegs

41. Survey pegs must be stamped with lot numbers and marked for ease of identification.

42. Prior to works being taken over by Council, evidence must be provided from a registered surveyor that the subdivision has been re-pegged following completion of substantial subdivision construction work. The cost of the re-peg survey must be included in the value of any security.

'As constructed' drawings

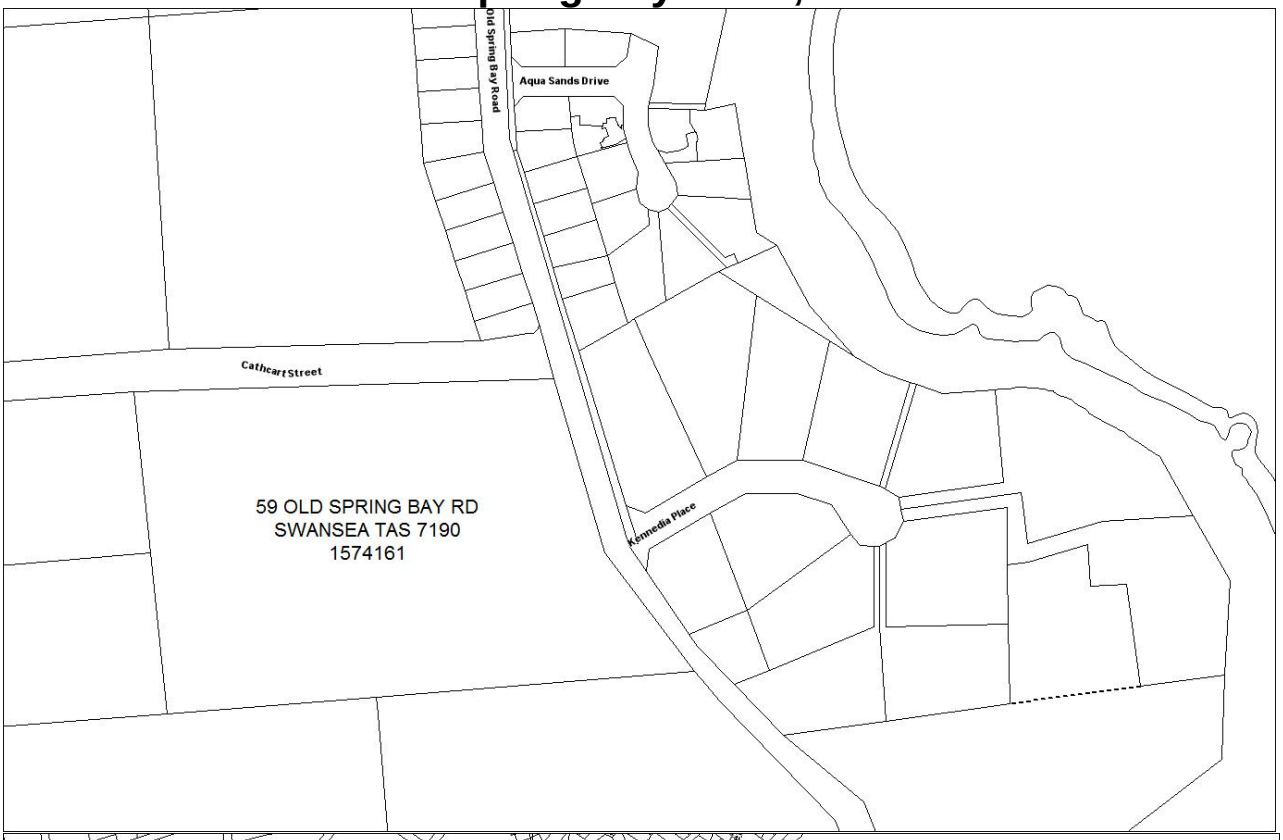
43. Prior to the works being placed on the maintenance and defects liability period an "as constructed" drawing of all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's General Manager. These drawings and data sheets must be prepared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

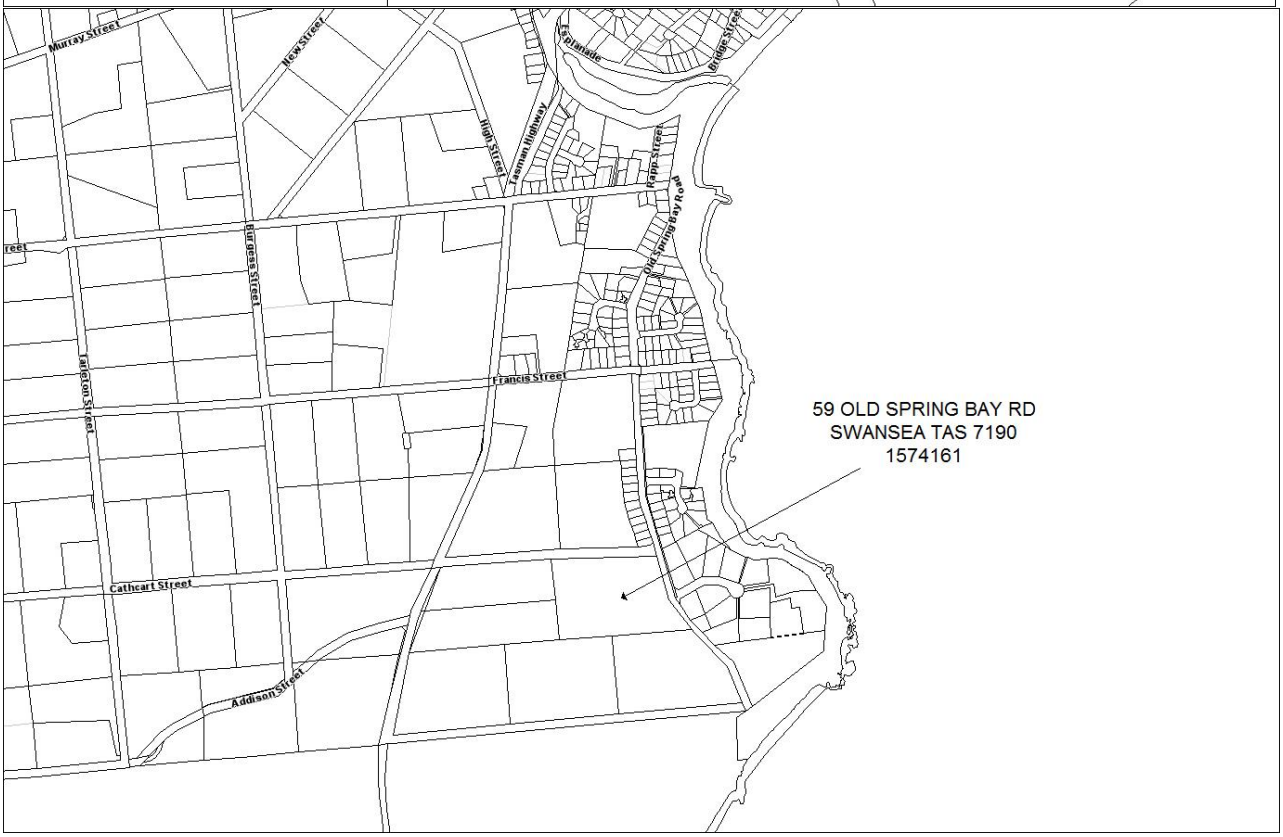
Maintenance and Defects Liability Period

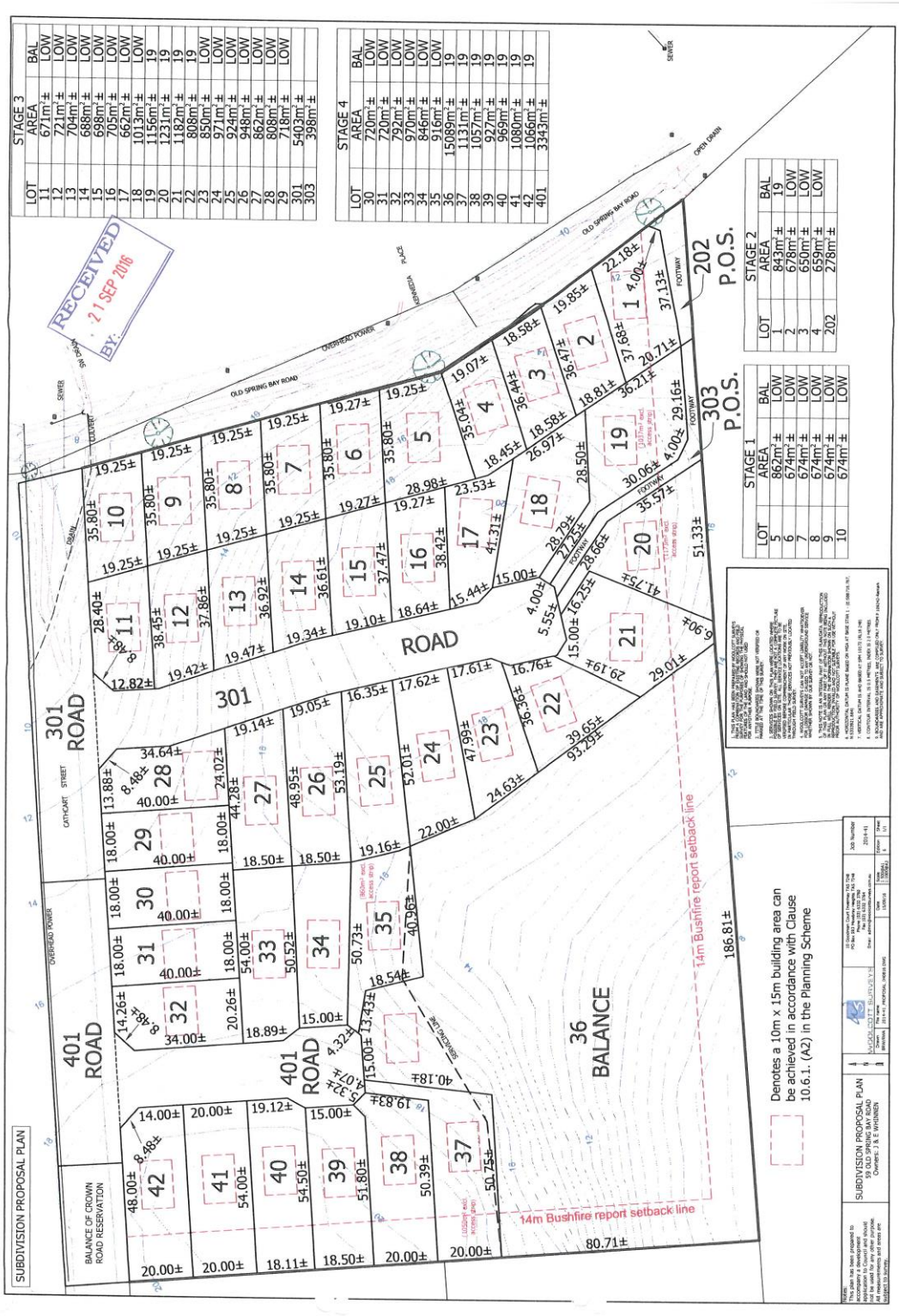
44. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

45. Prior to placing the subdivision onto the twelve (12) month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

SUBDIVISION APPLICATION 16006
Subdivision into 42 Lots
59 Old Spring Bay Road, Swansea







STAGE 3		
LOT	AREA	BAL
11	671m² ±	LOW
12	721m² ±	LOW
13	704m² ±	LOW
14	688m² ±	LOW
15	698m² ±	LOW
16	705m² ±	LOW
17	662m² ±	LOW
18	1013m² ±	LOW
19	1156m² ±	19
20	1231m² ±	19
21	1182m² ±	19
22	808m² ±	19
23	850m² ±	LOW
24	971m² ±	LOW
25	924m² ±	LOW
26	948m² ±	LOW
27	862m² ±	LOW
28	808m² ±	LOW
29	718m² ±	LOW
301	5403m² ±	
303	398m² ±	

STAGE 4		
LOT	AREA	BAL
30	720m² ±	LOW
31	720m² ±	LOW
32	792m² ±	LOW
33	970m² ±	LOW
34	846m² ±	LOW
35	916m² ±	LOW
36	15089m² ±	19
37	1131m² ±	19
38	1057m² ±	19
39	927m² ±	19
40	969m² ±	19
41	1080m² ±	19
42	1066m² ±	19
401	3343m² ±	

STAGE 2		
LOT	AREA	BAL
1	843m² ±	19
2	678m² ±	LOW
3	650m² ±	LOW
4	659m² ±	LOW
202	278m² ±	

STAGE 1		
LOT	AREA	BAL
5	862m² ±	LOW
6	674m² ±	LOW
7	674m² ±	LOW
8	674m² ±	LOW
9	674m² ±	LOW
10	674m² ±	LOW

3.3 SA16019 – Aqua Sands Drive, Swansea

Planning Assessment Report	
Proposal:	**Subdivision of 3 approved lots into 6 lots**
Applicant:	**Rogerson & Birch Surveyors**
Location:	**Land at end of Aqua Sands Drive, Swansea (CT 158969/1)**
Planning Document:	**Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)**
Zoning:	**General Residential Zone**
Application Date:	**25 October 2016**
Statutory Date:	**5 December 2016 (by consent of applicant)**
Discretions:	**Four**
Attachments:	**Appendix A –** Plans
Author:	**Shane Wells, Manager Planning and Special Projects**

1. Executive Summary

1.1. Planning approval is sought for the subdivision of three approved lots into six lots within the Aqua Sands subdivision at Swansea.

1.2. All subdivision applications are discretionary. The application also relies on a number of different performance criteria.

1.3. One representation was received.

1.4. The proposal is recommended for conditional approval.

1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

2.1. The purpose of this report is to enable the Planning Authority to determine application SA 2016 / 00019.

2.2. This determination must be made no later than 5 December 2016.

2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA).* The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.

2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.

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

2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.

3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications. The proposal has no direct effect on existing infrastructure or maintenance activities.

4. Relevant Background and Past Applications

4.1. See below

5. Site Detail

5.1. The site is located within the Aqua Sands subdivision off Old Spring Bay Road, Swansea, and is within the General Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.

5.2. The site is comprised of three previously approved lots abutting the foreshore. The total area affected is 4,347m^2. Early stages of the Aqua Sands subdivision have been constructed and titles released. Further stages are currently under construction. The subject area is opposite the initial section of Aqua Sands Drive and runs north abutting the foreshore for approximately 120m. The land has an easterly to south-easterly aspect with gradients of less than 1 in 10 in the south to 1 in 6 in the north.

5.3. The site is vacant and contains no native vegetation.

5.4. The Aqua Sands subdivision adjoins land within the General Residential Zone to the north, south and west whilst the adjoining foreshore is zoned Open Space.

5.5. The site is not subject to any overlays.

5.6. The site is serviced by reticulated water, sewer, stormwater and electricity. NBN infrastructure can be provided by the fixed wireless network and reticulated stormwater can be extended to the site.

Figure 1: An aerial photograph of the subject area.

6. Proposal

6.1. Planning approval is sought to create 6 lots from three previously approved lots. Lot sizes vary from 684m^2 to 780m^2 and each lot has direct access from (the to be constructed extension) Aqua Sands Drive. Services will be provided in an easement located approximately 5m in from the foreshore boundary, which will limit development from being located near the foreshore boundary.

7. Assessment against planning scheme provisions

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

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

- General Residential Zone
- E5.0 Road and Rail Asset Code
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code

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

		Requirement	Proposed
1	Lot frontage Clause 10.6.1 A3	The zone requires a minimum frontage of 15m.	Lot 15 has an 8m frontage.
2	Subdivision of more than three lots Clause 10.6.1 A5	The zone requires all lots greater than 3 lots in size to be assessed against the performance criteria to address general design considerations.	
3	Ways and open space Clause 10.6.3 A1	The zone requires all subdivision to be assessed against the performance criteria to address ways and open space within the subdivision.	
4	Water sensitive urban design	The stormwater code requires water sensitive urban design to be used in all subdivisions of more than 5 lots.	

7.4. **Discretion 1 – Lot frontage**

7.4.1. Lot 15 has an 8m frontage and is located at the commencement of the cul-de-sac. The relevant performance criteria provides:

The frontage of each lot must satisfy all of the following:

(a) provides opportunity for practical and safe vehicular and pedestrian access;

(b) provides opportunity for passive surveillance between residential development on the lot and the public road;

(c) is no less than 6m.

7.4.2. It is considered that frontage is appropriate as the lot will have sound practical access and will retain the opportunity for passive surveillance between a future house and the street.

7.5. **Discretion 2 – Subdivision of more than three lots**

7.5.1. The relevant performance criteria provides:

Arrangement and provision of lots must satisfy all of the following;

(a) have regard to providing a higher net density of dwellings along;

(i) public transport corridors;

(ii) adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire;

(iii) within 200 m of business zones and local shops;

(b) will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone;

(c) staging, if any, provides for the efficient and ordered provision of new infrastructure;

(d) opportunity is optimised for passive surveillance between future residential development on the lots and public spaces;

7.5.2. The bulk of the performance criteria is not applicable to Swansea. Staging is not proposed and the proposal would provide for the full subdivision of the land.

7.6. **Discretion 3 – Ways and Open Space**

7.6.1. The relevant performance criteria provides:

The arrangement of ways and public open space within a subdivision must satisfy all of the following:

(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;

(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;

(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;

(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;

(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;

(f) provides for a legible movement network;

(g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;

(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:

(i) the width of the way;

(ii) the length of the way;

(iii) landscaping within the way;

(iv) lighting;

(v) provision of opportunities for 'loitering';

(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).

7.6.2. The proposal does not involve any public open space land and such provision is not possible or necessary. In accordance with Council Policy cash in lieu of Public Open Space should be required by way of a condition on any permit granted.

7.7. **Discretion 8 – Water Sensitive Urban Design**

7.7.1. The relevant performance criteria provides:

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

7.7.2. Full water sensitive urban design is not practicably as it has not been provided for in the Aqua Sands subdivision. Nevertheless, Councils water tank policy does give some implementation to these principles.

8. Referrals

8.1. TasWater

8.1.1. TasWater have issued conditions that must be included on any permit granted.

8.2. Council's Technical Officer

8.2.1. The application has been referred to Council's Technical Officer, who has provided the following comments which are reflected in the recommended permit conditions.

The subdivision involves the rearrangement of 3 previously approved lots into 6. The subdivision incorporating the 3 previously approved lots is currently under construction.

The lots will have frontage to Aqua Sands Drive which is currently under construction including semi mountable kerb and channel and concrete footpath.

Sewer, water and stormwater services are available to the land. Additional driveway aprons, sewer, water, stormwater, power and telecommunications connections will need to be provided to service the additional lots.

The application was referred to TasWater who have imposed conditions.

9. Concerns raised by representors

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

Issue	***Response***
Loss of view and character from future two storey dwellings as well as reduced property values.	The concern principally relates to the change in planning standards for lots adjoining the foreshore from the former planning scheme. Council is bound by the State Governments standards for development within the General Residential Zone which do allow up to a 8.5m high standard. In this particularly circumstance, the representors lot is located at a higher elevation than the subject site which should assist to preserve views.

10. Conclusion

The proposed subdivision satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for approval.

11. Recommendations

That:

A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for 3 additional lots at Aqua Sands Drive, Swansea (SA2016/019), be APPROVED subject to the following conditions:

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. The subdivision is to proceed in accordance with the stages shown on the endorsed plans unless otherwise agreed to in writing by Councils Manager Planning and Special Projects.
3. *In accordance with the provisions of Section 117 of the Local Government* (Building and Miscellaneous Provisions) Act 1993, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey. The cash contribution amount is to be equal to 5% of the value of the area of land described as lot A in the plan of subdivision at the date of lodgement of the Final Plan of Survey.

   The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developer's expense.
4. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect, and be commensurate with the number of lots in the stage being sealed.

5. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's General Manager.

TasWater

6. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, date 24/10/2016, TWDA 2016/01546-GSB.

Easements

7. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's General Manager. The cost of locating and creating the easements shall be at the subdivider's full cost.

Services

8. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's General Manager or responsible authority.
9. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

Drainage

10. The developer is to provide a stormwater property connection to each lot in accordance with Council standards and to the satisfaction of Council's General Manager.

Telecommunications and electrical reticulation

11. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and the satisfaction of Council's General Manager.
12. A Letter of Release from each authority confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed, must be submitted to Council prior to the sealing of the Final Plan of Survey.

Vehicular Access

13. A reinforced concrete vehicle access must be provided from the road carriageway to each lot in accordance with Council's Standard Drawings and to the satisfaction of Council's General Manager.

Engineering drawings

14. Engineering design drawings to the satisfaction of the Council's General Manager must be submitted to and approved by the Glamorgan Spring Bay Council before development of the land commences.
15. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show -

    (f) all existing and proposed services required by this permit;

    (g) all existing and proposed roadwork required by this permit;

(h) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;

(i) measures to be taken to limit or control erosion and sedimentation;

(j) any other work required by this permit.

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

17. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's General Manager.

18. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's General Manager.

Construction

19. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.

20. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.

21. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

Survey pegs

22. Survey pegs must be stamped with lot numbers and marked for ease of identification.

23. Prior to works being taken over by Council, evidence must be provided from a registered surveyor that the subdivision has been re-pegged following completion of substantial subdivision construction work. The cost of the re-peg survey must be included in the value of any security.

'As constructed' drawings

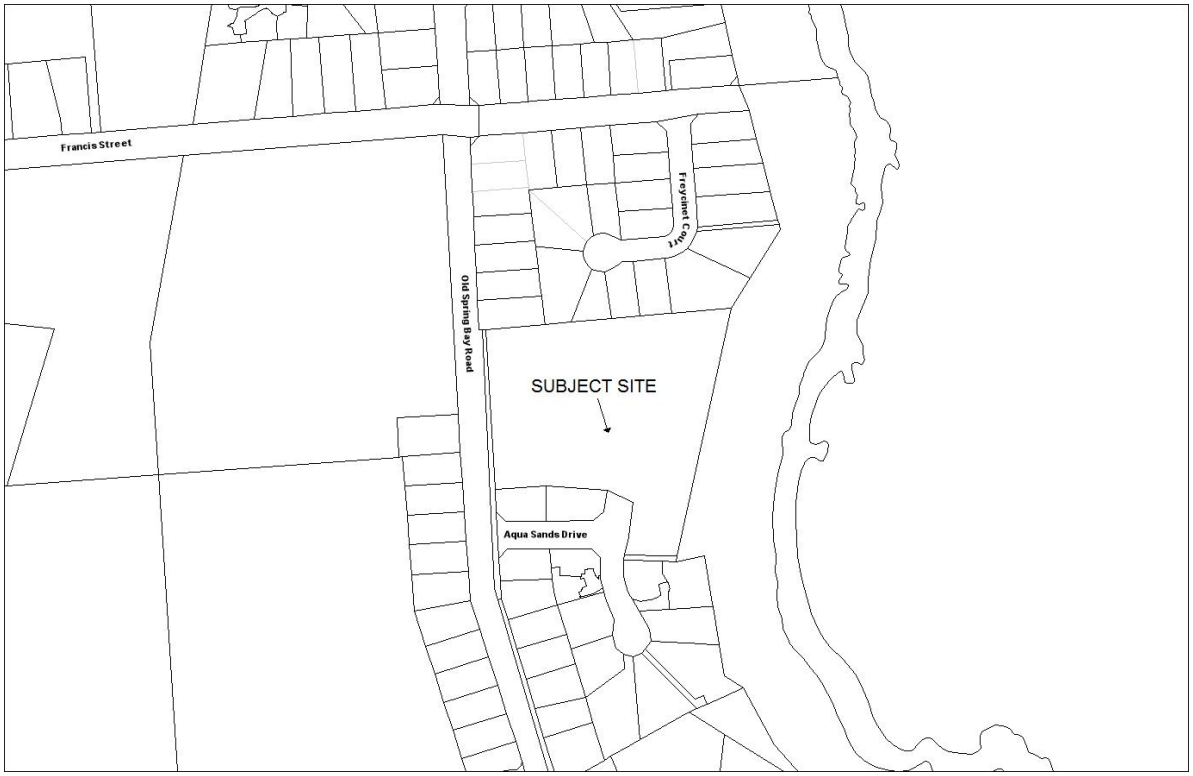
24. Prior to the works being placed on the maintenance and defects liability period an "as constructed" drawing of all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's General Manager. These drawings and data sheets must be prepared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

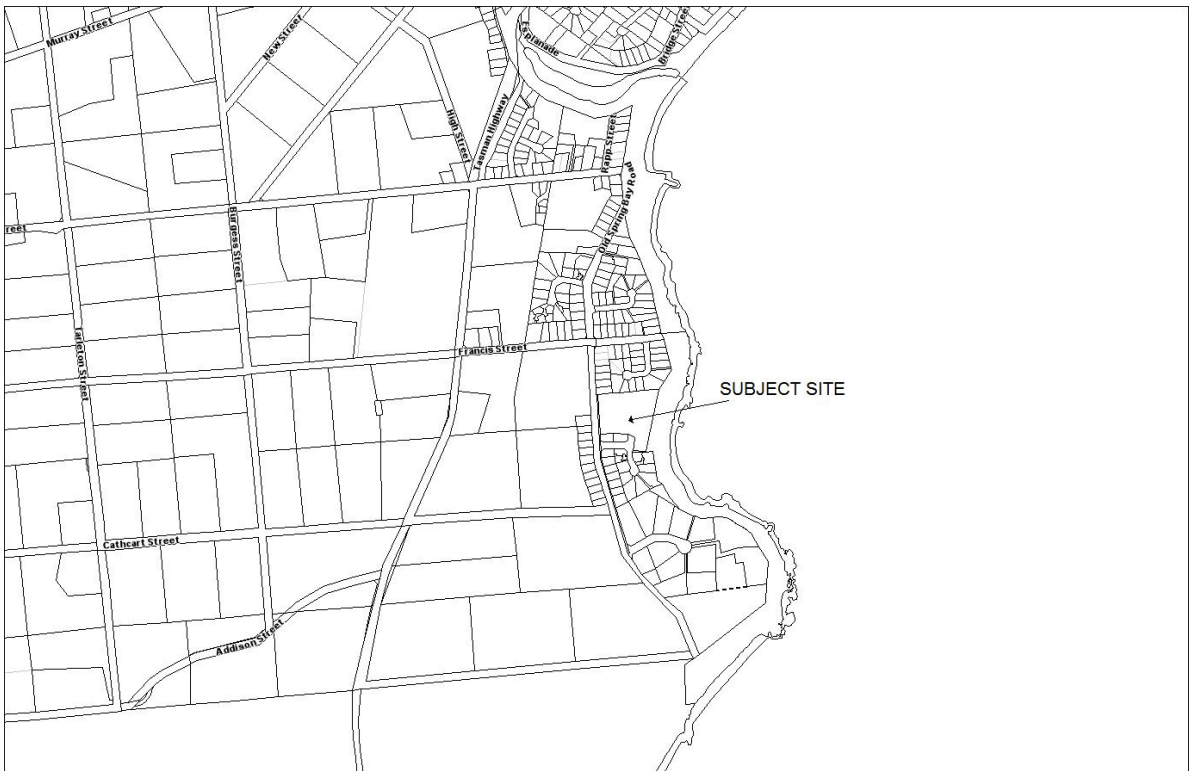
Maintenance and Defects Liability Period

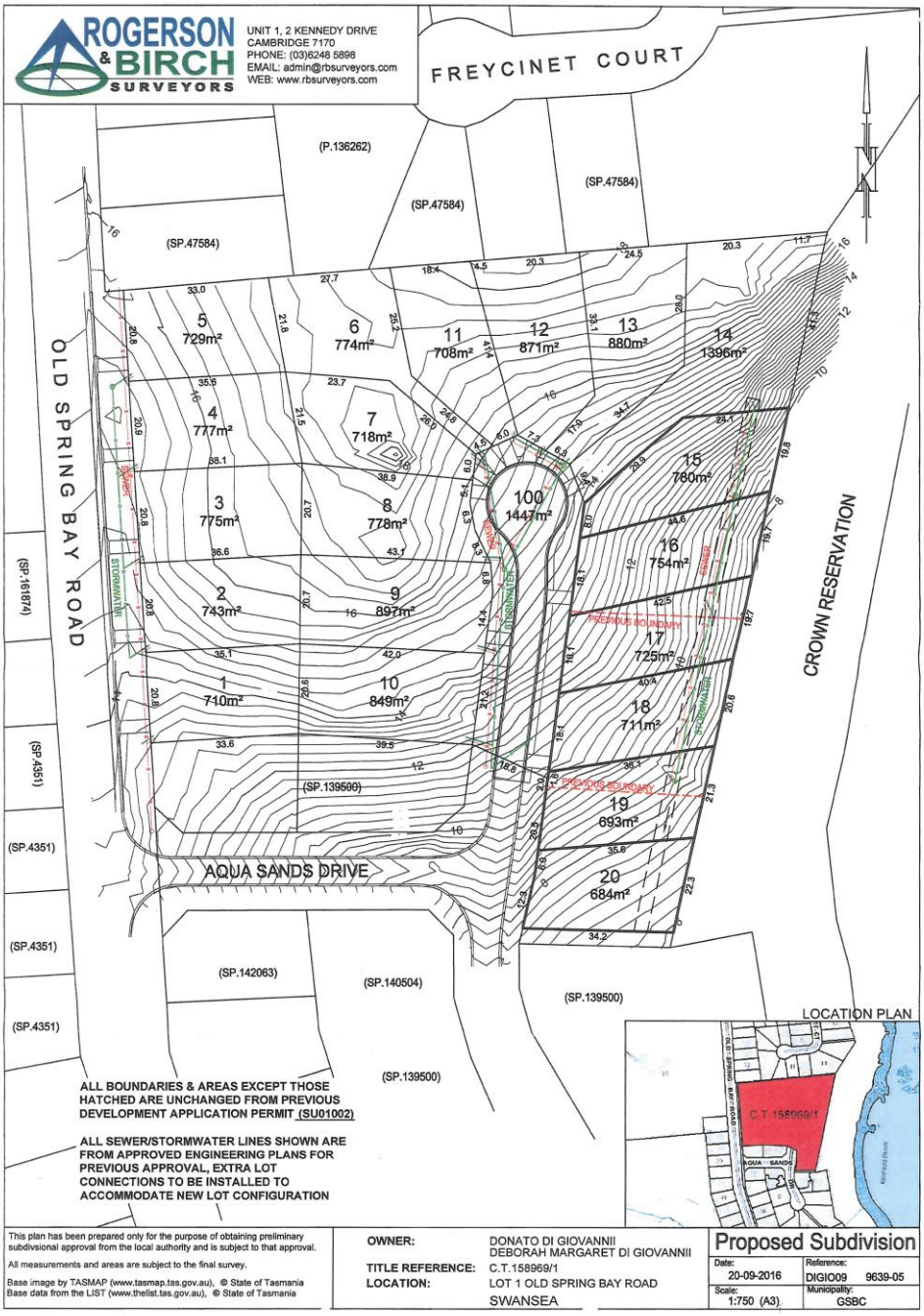
25. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

26. Prior to placing the subdivision onto the twelve (12) month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

SUBDIVISION APPLICATION 16019
Subdivision – 3 additional lots
Aqua Sands Drive, Swansea






ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com
FREYCINET COURT
OLD SPRING BAY ROAD
CROWN RESERVATION
AQUA SANDS DRIVE
(P.136262)
(SP.47584)
(SP.161874)
(SP.4351)
(SP.142063)
(SP.140504)
(SP.139500)
1 710m²
2 743m²
3 775m²
4 777m²
5 729m²
6 774m²
7 718m²
8 778m²
9 897m²
10 849m²
11 708m²
12 871m²
13 880m²
14 1396m²
15 760m²
16 754m²
17 725m²
18 711m²
19 693m²
20 684m²
100 1447m²
PREVIOUS BOUNDARY
STORMWATER
SEWER
ALL BOUNDARIES & AREAS EXCEPT THOSE HATCHED ARE UNCHANGED FROM PREVIOUS DEVELOPMENT APPLICATION PERMIT (SU01002)
ALL SEWER/STORMWATER LINES SHOWN ARE FROM APPROVED ENGINEERING PLANS FOR PREVIOUS APPROVAL, EXTRA LOT CONNECTIONS TO BE INSTALLED TO ACCOMMODATE NEW LOT CONFIGURATION
LOCATION PLAN
C.T. 158969/1
This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
All measurements and areas are subject to the final survey.
Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania
OWNER: DONATO DI GIOVANNII DEBORAH MARGARET DI GIOVANNII
TITLE REFERENCE: C.T.158969/1
LOCATION: LOT 1 OLD SPRING BAY ROAD SWANSEA
Proposed Subdivision
Date: 20-09-2016
Reference: DIGI009 9639-05
Scale: 1:750 (A3)
Municipality: GSBC

3.4 Planning Scheme Amendment 2016/01 - Freestone Point Rd, Triabunna

Planning Assessment Report	
Proposal:	**43A request for rezoning and permit**
Requested by:	**Spring Bay Seafoods**
Location:	**488 & 496 Freestone Point Road, Triabunna and adjoining crown foreshore and waters**
Attachments:	**Representations received and one copy of bulk emails received**

A. BACKGROUND

Council resolved at its meeting of 25th September 2016 to initiate draft planning scheme amendment AM 2016/01 and associated permit application for shore based marine farming.

At this meeting Council also resolved to initiate an amendment to introduce a Specific Area Plan over the site and nearby land to better provide for resource development and resource processing use classes where they relate to aquaculture.

The matter was publicly exhibited in accordance with the requirements of the Land Use Planning and Approvals Act 1993 (LUPAA). In total, 3863 representations were received. Of these, 68 representations were made direct to Council, of which many are similar in total or in sections. Additionally 3795 representations were received all of which are identical and were made via Environment Tasmania's website. These representations are referred to as 'ET' in the following sections of the report. The ET submission refers to Tasmania's Sapphire Coast. It should be noted that Sapphire Coast is a marketing brand name for tourism in the Bega Valley Shire region in south-east New South Wales and does not exist in Tasmania.

TasWater have also responded to the amendment and have no objection to the proposal.

B. LEGISLATION

The purpose of this report is to allow the Planning Authority to fulfil its obligations under Section 39 of LUPAA, which provides:

> *39. Representations in respect of draft amendments*
>
> *(1) Where a draft amendment of a planning scheme is placed on public exhibition by a planning authority in accordance with section 38, representations in relation to that draft amendment may be submitted to the authority by any person before the expiration of the exhibition period referred to in section 38(1)(a).*
>
> *(2) The planning authority must, not later than the expiration of 35 days after the exhibition period referred to in section 38(1)(a) or such further period as the Commission allows, forward to the Commission a report comprising–*
>
> *(a) a copy of each representation received by the authority in relation to the draft amendment or, where it has received no such representation, a statement to that effect; and*
>
> *(b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to–*
>
> *(i) the need for modification of the draft amendment in the light of that representation; and*
>
> *(ii) the impact of that representation on the draft amendment as a whole; and*
>
> *(c) such recommendations in relation to the draft amendment as the authority considers necessary.*

C. SUMMARY OF REPRESENTATION & OFFICER COMMENT

Issue	Representor	Officer comment
Environmental impact of Salmon farming, with specific issues varying across representations, but including, impact to: a. 'Pristine waters' b. 'The East Coast environment' c. The population (i.e., population decline), d. Impact to marine animals and plants including whales, dolphins and seals, e. Sedimentation, f. The Mercury Passage g. The Abalone industry h. Scenic vistas i. Other uses of State waters j. Maria Island Marine National Park k. Animal cruelty l. Risk of increased sharks	1, 3, 4, 5, 6, 7, 9, 11, 12, 13, 14, 15, 17, 18, 19, 20, 23, 24, 25, 27, 28, 29, 32, 33, 35, 36, 37, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 60, 61, 62, 65, 66, 68 & ET	Section 20 (7) (d) of LUPAA excludes "marine farming in State waters" from the planning scheme. Marine farming in State waters is a matter for the Marine Farming Planning Review Panel and the Environment Protection Agency. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.

Preferential treatment of Salmon farming over other fisheries.	8	Section 20 (7) (d) of LUPAA excludes "marine farming in State waters" from the planning scheme. Marine farming in State waters is a matter for the Marine Farming Planning Review Panel and the Environment Protection Agency. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Rezoning and salmon farming review are intrinsically linked.	29	Section 20 (7) (d) of LUPAA excludes "marine farming in State waters" from the planning scheme. Marine farming in State waters is a matter for the Marine Farming Planning Review Panel and the Environment Protection Agency. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Salmon farming should be offshore.	13	Section 20 (7) (d) of LUPAA excludes "marine farming in State waters" from the planning scheme. Marine farming in State waters is a matter for the Marine Farming Planning Review Panel and the Environment Protection Agency. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
"I believe we have not been told the full story, at this point of time, as to what the company's real intentions are."	27	Section 20 (7) (d) of LUPAA excludes "marine farming in State waters" from the planning scheme. Marine farming in State waters is a matter for the Marine Farming Planning Review Panel and the Environment Protection Agency. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Sea temperatures preclude viable salmon farming.	27	Section 20 (7) (d) of LUPAA excludes "marine farming in State waters" from the planning scheme. Marine farming in State waters is a matter for the Marine Farming Planning Review Panel and the Environment Protection Agency. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Statements of support for the amendments for reasons, including: a. The proposal is similar to existing developments in the area, such as Seafish b. Job creation	30, 31, 34, 58, 67	Noted.
Loss of public land, with specific issues varying, but including, a. Maintaining public access and use b. Managing coastal erosion both now and in the future c. Loss of amenity d. The loss being a 'blatant land grab'	1, 2, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 18, 19, 21, 23, 25, 26, 28, 29, 32, 36, 37, 38, 39, 41, 42, 44, 46, 47, 48, 49, 50, 52, 54, 56, 60, 62, 65, 66, 68	Public access, both current and potential, to the area is constrained. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.

e. Public land should not be used for private profit		
The use of the Light Industrial Zone over state waters, being an exception to the norm or inappropriate for the coast for reasons including potential for different or more intensive light industrial use.	1, 2, 4, 5, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 32, 33, 36, 37, 39, 41, 42, 44, 46, 47, 48, 49, 50, 52, 54, 56, 60, 62, 64, 65, 66, 68 & ET	Many representors offered a view that the proposal would amount to the sole example of the Light Industrial Zone in state waters of Tasmania. This view is however incorrect. Wharfs and jetties throughout the State, whether commercial private or recreation are addressed in a multitude of different approaches. Some, such as at Tinderbox and Port Huon, are zoned Light Industrial. The slipway and Seafish site and associated crown foreshore 400m north of this site is within the Light Industrial Zone which includes a jetty. Others at Dover and St Helens are zoned Rural Resource whilst many northern and north-west schemes apply the Local Business Zone. Generally, smaller facilities are within the Environmental Management Zone Applying the Light Industrial Zone as certified is considered appropriate. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Proposal is being 'rushed through'.	1	The matter is following the normal planning scheme amendment and section 43A combined permit process. Only recently LUPAA was amended to increase the length of public exhibition. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Lack of an environmental impact study.	1, 54 & ET	The request is supported by a number of comprehensive expert reports addressing a number of matters. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Risk to economic and tourism potential in the locality, including marine tourism. Inadequate consideration of tourism.	2, 3, 15, 16, 24, 27, 32, 33, 37, 39, 45, 49, 52, 54, 55, 56, 57, 59, 61, 63, 65 & ET	It is considered that no significant impact will arise to any specific tourism activity or to broader values that underpin the local tourism industry from the proposal. This view is not supported by any evidence related to the matter at hand or supported by any relatable examples from Tasmania or elsewhere. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.

Noise, including operational and traffic, from the proposed shore based activity, including impact to Barton Avenue residents.	7, 10, 20, 24, 29, 32, 39, 49, 54, 66	The noise report recommends the operator adopt the NSW Industrial Noise Policy (2000) for establishing operational noise limits. This provides a level of 50/45/40 dBA during day, evening and night operations respectively. The report notes that a more restrictive regime of 45/40/35 dBA (applied to the processing plant north of Triabunna) could also be appropriate and could be achieved given the nearest residences are 800m away. The report consider the sound levels of equipment to be used and considers that the 45/40/35 dBA can be achieved to nearest residents but nevertheless recommends a paling fence be installed along the western boundary of works, as well as making a number of other recommendations. On review, it may be appropriate for the permit to specify the noise limits that will apply and it is considered that this issue can be explored through the future TPC hearing.
Lightspill from the development.	24, 29, 32, 36, 37, 39, 45, 54, 63, 65, 66	The specific extent of external lighting is not specified. A condition of approval confirms that any lighting must conform to the relevant Australian Standard. Operational hours are limited to 6am to 7pm, extending to 8pm during harvesting. External lighting will be necessary for security, rather than operational issues. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Odour impacts from "… fish processing or marine organisms from maintenance of pens …".	24, 27, 29, 32, 33, 36, 37, 39, 45, 49, 54, 66	Odour is not expected to be a concern. Processing is not proposed but is undertaken by other operations in the vicinity. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Impacts of dredging including removal of benthic species, and movement of silt, potential resuspension in the water column of TBT or marine pests, acid sulphate soils, changes to coastal processes and exacerbating impacts currently caused by Solis. Need not sufficiently demonstrated.	7, 10, 14, 20, 24, 26, 29, 32, 39, 54, 65, 68 & ET	The process and management of dredging is detailed in the management plan and the environmental impact statement documents prepared by Marine Solutions Tasmania Pty Ltd. The process will occur with oversight from the Environment Protection Agency. There is a demonstrated need for dredging to provide sufficient depth for vessels. Alternatives to dredging at this site would be to find a site with sufficient depth which is considered a less sustainable approach than expanding at an existing developed foreshore location. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Proposal will lead to a 'polluted, ugly industrial complex'.	9	This opinion is not supported. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.

Proposal is contrary to principles of offering an attractive lifestyle in a beautiful location.	20, 55, 56	It is not considered that the proposal will have any significant effect to the aesthetic, environmental or community values of the locality. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
The proposal would establish a precedent "allowing industrial development to overrun Tasmania's beautiful East Coast, with industrial development".	9	This opinion is not supported. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Odour issues emanating from the Tassal Processing Plant north of Triabunna.	9, 14, 24, 57, 63	This matter is irrelevant to amendments. The EPA is the principal regulator of that site and the recently commissioned plant and it is understood progress is being made in rectifying the issue. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Potential for proposed groyne to alter tidal flows and lead to erosion along the foreshore.	10, 24, 29, 32, 39, 54, 63, 65, 66	The groyne has been designed by a suitably qualified and experienced engineer. The potential to cause erosion is considered limited. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
The proposal will lead to a 'repeat of what has happened in the Channel and Tasman Peninsula'.	13	The representor does not elaborate of the actual issue. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Inadequate timeframe for public consultation.	22, 44	Representor 22 argues that the 28 days of public notification for these amendments was reduced from the standard 90 days. This view is simply incorrect. Public exhibition for both amendments has followed LUPAA process. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Proposal plans lack detail.	24, 29, 32, 37, 39, 54, 61, 65	This opinion is not supported. The proposal plans clearly describe the proposal and the potential impacts and their management are addressed in the supporting reports. It is acknowledged that details on the transition from the water to the pen repair area is limited and a request has been made to the consultants for the applicant to provide a more detailed design.
Impact of pen cleaning and repair. Use of antifouling / bio-fouling at the assembly area associated with pens and/or smaller marine craft.	24, 27, 29, 32, 37, 39, 45, 54, 61, 63, 65	Such activities are unlikely to give rise to any impact. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.

Storage of fuel, oils or industrial cleaning products.	24, 29, 32, 37, 39, 54, 61, 63, 65	The activity will require storage of fuels, oils and other products. This is not considered to be an issue of concern and is addressed by a number of State government requirements. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Strategic justification of the location, including need and alternative.	26, 32, 37, 62, 65	No other land base site exists in vicinity of the marine leases that has good road access, good access to the foreshore and has been disturbed by past land use. Any other location will be a greenfield site bringing a range of potential issues, impacts and costs. The strategic justification of the location is clearly established and clearly of merit. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Request document gives insufficient consideration to Spring Bay Mill (SBM) and that there "is likely to be significant conflict" between the proposed use and those at SBM in terms of a. Noise, noting limited quantifiable estimate of noise levels, and potential for acoustic fencing to funnel noise towards SBM, b. Light, noting the extent of external lighting is not specified, c. Traffic, noting no 'concrete solutions' are proposed.	26	The noise report recommends the operator adopt the NSW Industrial Noise Policy (2000) for establishing operational noise limits. This provides a level of 50/45/40 dBA during day, evening and night operations respectively. The report notes that a more restrictive regime of 45/40/35 dBA (applied to the processing plant north of Triabunna) could also be appropriate and could be achieved given the nearest residences are 800m away. The report considers the sound levels of equipment to be used and considers that the 45/40/35 dBA can be achieved to nearest residents but nevertheless recommends a paling fence be installed along the western boundary of works, as well as making a number of other recommendations. The report does not specifically address the SBM site. However the separation distance between the site to both Bernacchi Drive and existing buildings on the SBM site is essentially identical. Between the site and SBM there is topography and vegetation which would provide further attenuation. The noise report makes a number of recommendations related to post-commissioning. The specific extent of external lighting is not specified. A condition of approval confirms that any lighting must conform to the relevant Australian Standard. Freestone Point Road is considered to have sufficient capacity for all potential users given its design and construction to service the former chipmill. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Impact of moving pens from water to assembly area.	26	Any impact is considered to be minimal. It should be noted that the area has previously been used to other aquaculture industries for equivalent purposes.

		Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Land includes a narrow 'footway' which is not specified in public documents and not capable of being used given this notation.	26	This view is not supported. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Questions regarding the scope and appropriateness of Amendment 2016/02 to introduce a Specific Area Plan.	26, 32, 37, 54, 65	The Specific Area Plan (SAP) proposed in AM 2016/02 only affect the status of Resource Development and Resource Processing in the area subject to the SAP. A Specific Area Plan does not simply replace zone or code provisions in total. A Specific Area Plan will 'set out more detailed planning provisions for use or development' (Clause 7.4.1). A Specific Area Plan can, and does override, zone or code provisions where, and only where, there is a conflict between provisions (Clause 7.4.2). The SAP, as drafted, does not affect any code provisions in the planning scheme and does not affect use standards or development standards all of which would continue to apply to the area subject to the SAP. Other Light Industrial uses within the use table are equally unaffected. The SAP gives effect to provisions of the Triabunna / Orford Structure Plan that seek to promote aquaculture related activities in the area in recognition of the co-location of similar uses, and the physical and natural infrastructure that exists. A SAP is considered reasonable as such activities are important to the local and regional economy, require a foreshore location with good marine access, road infrastructure and the like and are not specifically provided for by any zone in the Planning Scheme Template of Tasmania.
Security of access to sufficient water supply, which is subject to further approval.	27, 29, 32, 37, 39, 45, 52, 54, 59, 63, 65	Fresh water to the leases is to be provided through a proposed dam to be constructed on a tributary of the Prosser River. The approval process for this dam, or for any other dam, lies with the State's Assessment Committee for Dam Construction, and does not require approval under the planning scheme. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
"Will staff be living of vessels at the wharf?"	29, 32, 37, 39	No.
Increased traffic. "No traffic impact assessment has been provided" and road is unsuitable. Since closure of Spring Bay Mill traffic is less and roads are safer	29, 32, 33, 35, 37, 39, 45, 54, 65	A TIA has been submitted. The road is more than sufficient for the proposal and all other road users. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Impact on marine traffic.	29, 32, 37, 39	The introduction of a new wharf will have some effect on other vessels through Spring Bay however it is not considered that any significant adverse impact will arise.

		Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Prosser River Road is unsuitable for traffic.	29	This issue appears relates to the Tasman Highway section through Paradise Gorge. This view is not supported by the Traffic Impact Assessment or submissions from the Department of State Growth. This is an operational issue. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Will other vessels be prevented from anchoring near the property jetty?	36	This is an operational issue. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Will larger vessels use the wharf?	38	This is an operational issue. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Habitat removal, and lack of offset.	37, 39, 52, 54, 65	The extent and impact of native vegetation removal has been assessed in the natural values assessment by North Barker Ecosystem Services. The capacity to offset such impact is limited by the nature of the site however such native vegetation will be retained. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Potential industrial activities in this locality are broader than aquaculture and should be provided for – including the approved bulk cargo export facility at Slipway Road (DA 2013 / 91).	40	It is considered that the amendments do not limit other uses. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Visual impact. Proposal will exacerbate existing visual amenity and odour impacts from the Seafish site, impacting residents in the Barton Avenue / Bernacchi Drive area.	17, 32, 44, 52	Odour impacts are considered unlikely to arise given the nature of the activity. The development will be visible from properties in the Barton Avenue / Bernacchi Drive area. It is not considered that the visual impact will be unreasonable or significant in light of existing development in the vicinity and the scale of the proposed buildings in relation to this existing development. Revegetation of the foreshore west of the paling / noise fence could soften the appearance of buildings and works associated with this proposal. However the extent of Crown consent to the making of this application is limited to the rezoning footprint. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Section 32(4) of LUPAA has not been satisfied.	52	This is disputed. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.

Contrary to objective 3.0.4 of the planning scheme.	52	Clause 3.0.4 provides the following local objective. *The Spring Bay Mill is re-developed as an iconic destination supporting tourism, education and cultural activities.* The potential to re-develop the Spring Bay Mill site does not appear to be affected by this proposal. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Native vegetation on site acts as a buffer from urban development.	52	There is little vegetation on the site that would buffer activities from the Barton Avenue area or Spring Bay Mill. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Contrary to Triabunna / Orford Structure Plan objectives of retaining undeveloped coastal locations.	52	One significant benefit of the proposed location is that it expands upon existing development footprint rather than locate within an undeveloped coastal location. In doing so the proposal furthers the objectives of the structure plan. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Contrary to RMPS objectives because: a. Objective Part 1(a) cannot be met until the review of the marine farming leases is complete b. Objective Part 1(d) is not met as the proposal will impact tourism c. Objective Part 2(c) is not met due to social impacts of lost foreshore economic impact to tourism industry d. Objective Part 2(f) is not met due to impact to the living and recreational environment e. Objective Part 2(g) is not met due to proximity to Spring Bay Mill.	52	It is considered that the proposal satisfies the objectives of the RMPS for reasons outlined in the s33 report. The submission raises no new issue or any issue of concern. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Availability of application documents.	54	All documents were made available in the Council office, as per legislative requirements, and online. For a short-time some online documents were not viewable through an issue with Council's new website. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.

Impact to dolphins, seals and whales and other marine life from the use and from the construction of the wharf and groyne.	20, 54, 55, 56, 63, 65, 68 & ET	There is no evidence that vessels associated with this use, or any other use, in Spring Bay impact marine life. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Building design does not satisfy clause E11.7.2 as deposition of spoil is that the development does not response to contours of the land.	54	The clause referred to does not require there to be no change to topography but rather that the extent of change is minimised. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
No risk assessment of fuel or loading and unloading of goods on the wharf.	54	This is a management issued governed by a number of legislative mechanisms and internal processes. Broad risk assessment is not a relevant planning consideration. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Majority oppose and this should drive the decision.	55, 56	It is considered that the number of submissions received for or against a proposal is not a planning consideration and therefore not a reason that would warrant modification to the Amendment or permit. Matters raised in representations received, rather than the number of representations, must be considered.
Criticisms of Council processes.	62	The opinion of this representor is disputed. It is considered that the concern does not warrant modification to the amendments or permit.
Categorisation of the use – should be Resource Development rather than part Service Industry and part Port and Shipping as proposed – and need for the coastal location for the use.	64	This issue has been discussed in the s33 report. It is considered that the concern does not warrant modification to the amendments or permit.
Insufficient details of boat movements, size of boats, quantities of fish (presumably per boat movement) and other matters.	64	This is disputed and details are provided throughout the documents. The wharf designs indicate the typical vessels that will use the infrastructure. The number of movements will vary according to the growth cycles and needs of the farming. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Development does not satisfy clause 24.4.3, 24.4.4 and 24.4.5 of the planning scheme and Council 'ignored' these provisions.	64	Disputed. On any reasonable reading of the scheme these standards have been met. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.

Insufficient information provided in relation to the Coastal Inundation Code, and clauses E15.7.1 and E15.7.5 has not been addressed.	64	Clause E15.7.5 deals with 'landfill', 'solid walls greater than 5 m in length and 0.5 m in height, (unspecified) 'mitigation measures' and 'onsite wastewater management'. Landfill is relevant for the placement of dredge soil to be filled and capped near the pen repair area. Consideration of E15.7.5 A1/P1 was omitted from the s33 report. The performance criteria provides *Landfill, … , must satisfy all of the following:* *(a) no adverse affect on flood flow over other property through displacement of overland flows;* *(b) the rate of stormwater discharge from the property must not increase;* *(c) stormwater quality must not be reduced from pre-development levels.* As the landfill will be capped by the proposed pen repair area, the management of stormwater associated with this has been addressed in the application documents and in permit conditions. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Clause E15.7.6 has not been addressed sufficiently, particularly a. the wharf is at risk of inundation and this risk has not been adequately addressed b. foreshore erosion and other matters relating to dredging have not been considered c. the groyne constitutes coastal protection works requiring consideration against A3/P3.	64	The request to Council includes a report by Burbury Consulting on matters relevant to Code 15 Inundation Prone Areas Code. Although the groyne would provide protection to other proposed buildings it is not infrastructure being installed for the sole purpose of coastal protection. The relevant performance criteria provides: *Coastal protection works initiated by the private sector must satisfy all of the following:* *(a) be designed by a suitably qualified person;* *(b) minimise adverse effect to coastal processes, including wave action and behaviour, sediment dynamics, current and tidal flows in the area;* *(c) cause no adverse effects on other parts of the coast, including increased risk of erosion;* *(d) minimise the potential for erosion as far as practicable;* *(e) not unduly reduce existing visual amenity;* *(f) provide habitat for flora and fauna as appropriate.* If P3 is applicable, and it is considered that it is not, the supporting reports do address each relevant standard. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Crown consent is deficient.	64	Disputed. Crown consent has been provided.

		Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Certain conditions require modification relating to dredging, colours and traffic.	64	The request for any variations to dredging to be approved by the EPA alone is not supported. The permit is a Council permit and Council staff would seek the advice of the EPA in considering any variation. The representation is concerned that no specific recommendations are made in the traffic impact assessment and the associated condition is deficient. Recommendations are made in the body of the document and these are reflected by condition 7. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Until such time that the off-shore leases have formal approval the rezoning is premature and there is no need for an on-shore site.	64	This argument is not supported. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
The specific area plan amendment must standalone and would "lead to the absurd situation where every use or development would have to be (pursuant to clause 8.2.4 of the Scheme) categorized as resource development or resource processing as they are the only uses in the SAP use table.	64	A Specific Area Plan does not simply replace zone or code provisions in total. A Specific Area Plan will 'set out more detailed planning provisions for use or development' (Clause 7.4). A Specific Area Plan can, and does override, zone or code provisions where, and only where, there is a conflict between provisions. The proposed Specific Area Plan only seeks to affect the status of Resource Development and Resource Processing in the area. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.

D. SUMMARY

It is considered that the representations received do not warrant modification to the draft amendment. No other necessary or suitable changes to the draft amendment have been identified. Some minor modification to the draft permit has been identified as necessary.

E. RECOMMENDATION

That:

A. Council resolves that a copy of the representations and this report be forwarded to the Tasmanian Planning Commission in accordance with Section 39(2) of the *Land Use Planning and Approvals Act 1993*.

B. Council resolves, under section 39(2) of the *Land Use Planning and Approvals Act 1993*, to advise the Tasmanian Planning Commission that it considers the merits of the representations received do not warrant modification to draft amendment AM 2016/01.

C. Council resolves, under section 39(2) of the Land Use Planning and Approvals Act 1993, to advise the Tasmanian Planning Commission that it considers the merits of the representations received do not warrant modification to draft permit DA 2016/18.

D. Council resolves, under section 39(2) of the Land Use Planning and Approvals Act 1993, to advise the Tasmanian Planning Commission that it considers that no modifications are necessary to draft amendment AM 2016/01 or draft DA permit DA 2016/18.

3.5 Planning Scheme Amendment 2016/02 – Freestone Point Rd, Triabunna

Planning Assessment Report	
Proposal:	**Planning scheme amendment to introduce a new specific area plan**
Requested by:	**Council**
Location:	**Light industrial zoned land in vicinity of Freestone Point Road, Triabunna**
Attachments:	**Representations received and one copy of bulk emails received**

A. BACKGROUND

Council resolved at its meeting of 25th September 2016 to initiate an amendment to introduce a Specific Area Plan (SAP) over the site and nearby land to better provide for resource development and resource processing use classes where they relate to aquaculture. The SAP gives effect to recommendations within the Triabunna / Orford Structure Plan.

At that meeting Council also resolved to initiate draft planning scheme amendment AM 2016/01 and associated permit application for shore based marine farming.

The matter was publicly exhibited in accordance with the requirements of the Land Use Planning and Approvals Act 1993 (LUPAA). In total, 3863 representations were received. Of these, 68 representations were made direct to Council, of which many are similar in total or in sections. Additionally 3795 representations were received all of which are identical and were made via Environment Tasmania's website. These representations are referred to as 'ET' in the following sections of the report. The ET submission refers to Tasmania's Sapphire Coast. It should be noted that Sapphire Coast is a marketing brand name for tourism in the Bega Valley Shire region in south-east New South Wales and does not exist in Tasmania.

TasWater have also responded to the amendment and have no objection to the proposal.

B. LEGISLATION

The purpose of this report is to allow the Planning Authority to fulfil its obligations under Section 39 of LUPAA, which provides:

> *39. Representations in respect of draft amendments*
>
> *(1) Where a draft amendment of a planning scheme is placed on public exhibition by a planning authority in accordance with section 38, representations in relation to that draft amendment may be submitted to the authority by any person before the expiration of the exhibition period referred to in section 38(1)(a).*
>
> *(2) The planning authority must, not later than the expiration of 35 days after the exhibition period referred to in section 38(1)(a) or such further period as the Commission allows, forward to the Commission a report comprising–*

(a) a copy of each representation received by the authority in relation to the draft amendment or, where it has received no such representation, a statement to that effect; and

(b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to–

(i) the need for modification of the draft amendment in the light of that representation; and

(ii) the impact of that representation on the draft amendment as a whole; and

(c) such recommendations in relation to the draft amendment as the authority considers necessary.

C. SUMMARY OF REPRESENTATION & OFFICER COMMENT

Issue	Representor	Officer comment
Environmental impact of Salmon farming, with specific issues varying, but including, impact to: m. 'Pristine waters' n. 'The East Coast environment' o. The population (i.e., in numbers of Orford), p. Impact to marine animals and plants including whales, dolphins and seals, q. Sediment to the seabed, r. The Mercury Passage s. The Abalone industry t. Scenic vistas u. Other uses of State waters v. Maria Island Marine National Park w. Animal cruelty x. Risk of increased sharks	1, 3, 4, 5, 6, 7, 9, 11, 12, 13, 14, 15, 17, 18, 19, 20, 23, 24, 25, 27, 28, 29, 32, 33, 35, 36, 37, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 60, 61, 62, 65, 66, 68 & ET	Section 20 (7) (d) of LUPAA excludes "marine farming in State waters" from the planning scheme. Marine farming in State waters is a matter for the Marine Farming Planning Review Panel and the Environment Protection Agency. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Preferential treatment of Salmon farming over other fisheries.	8	Section 20 (7) (d) of LUPAA excludes "marine farming in State waters" from the planning scheme. Marine farming in State waters is a matter for the Marine Farming Planning Review Panel and the Environment Protection Agency. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Rezoning and salmon farming review are intrinsically linked.	29	Section 20 (7) (d) of LUPAA excludes "marine farming in State waters" from the planning scheme. Marine farming in State waters is a matter for the Marine Farming Planning Review Panel and the Environment Protection Agency. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.

Salmon farming should be offshore.	13	Section 20 (7) (d) of LUPAA excludes "marine farming in State waters" from the planning scheme. Marine farming in State waters is a matter for the Marine Farming Planning Review Panel and the Environment Protection Agency. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
"I believe we have not been told the full story, at this point of time, as to what the company's real intentions are."	27	Section 20 (7) (d) of LUPAA excludes "marine farming in State waters" from the planning scheme. Marine farming in State waters is a matter for the Marine Farming Planning Review Panel and the Environment Protection Agency. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Sea temperatures preclude viable salmon farming.	27	Section 20 (7) (d) of LUPAA excludes "marine farming in State waters" from the planning scheme. Marine farming in State waters is a matter for the Marine Farming Planning Review Panel and the Environment Protection Agency. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Statements of support for the amendments for reasons, including: c. The proposal is similar to existing developments in the area, such as Seafish d. Job creation	30, 31, 34, 58, 67	Noted.
Loss of public land, with specific issues varying, but including, f. Maintaining public access and use g. Managing coastal erosion both now and in the future h. Loss of amenity i. The loss being a 'blatant land grab' j. Public land should not be used for private profit	1, 2, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 18, 19, 21, 23, 25, 26, 28, 29, 32, 36, 37, 38, 39, 41, 42, 44, 46, 47, 48, 49, 50, 52, 54, 56, 60, 62, 65, 66, 68	Public access, both current and potential, to the area is constrained. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Risk to economic and tourism potential in the locality, including marine tourism. Inadequate consideration of tourism.	2, 3, 15, 16, 24, 27, 32, 33, 37, 39, 45, 49, 52, 54, 55, 56, 57, 59, 61, 63, 65 & ET	It is considered that no significant impact will arise to any specific tourism activity or to broader values that underpin the local tourism industry from the proposal. Accordingly it is considered that the concern does not warrant modification to the amendments or permit.
Proposal will lead to a 'polluted, ugly industrial complex'.	9	This opinion is not supported. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.

Proposal is contrary to principles of offering an attractive lifestyle in a beautiful location.	20, 55, 56	It is not considered that the proposal will have any significant effect to the aesthetic, environmental or community values of the locality. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
The proposal would establish a precedent "allowing industrial development to overrun Tasmania's beautiful East Coast, with industrial development".	9	This opinion is not supported. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
The proposal will lead to a 'repeat of what has happened in the Channel and Tasman Peninsula'.	13	The representor does not elaborate of the actual issue. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Inadequate timeframe for public consultation.	22, 44	Representor 22 argues that the 28 days of public notification for these amendments was reduced from the standard 90 days. This view is simply incorrect. Public exhibition for both amendments has followed LUPAA process. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Strategic justification of the location, including need and alternative.	26, 32, 37, 62, 65	No other land base site exists in vicinity of the marine leases that has good road access, good access to the foreshore and has been disturbed by past land use. Any other location will be a greenfield site bringing a range of potential issues, impacts and costs. The strategic justification of the location is clearly established and clearly of merit. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Request document gives insufficient consideration to Spring Bay Mill (SBM) and that there "is likely to be significant conflict" between the proposed use and those at SBM in terms of d. Noise, noting limited quantifiable estimate of noise levels, and potential for acoustic fencing to funnel noise towards SBM, e. Light, noting the extent of external lighting is not specified, f. Traffic, noting no 'concrete solutions' are proposed.	26	The noise report recommends the operator adopt the NSW Industrial Noise Policy (2000) for establishing operational noise limits. This provides a level of 50/45/40 dBA during day, evening and night operations respectively. The report notes that a more restrictive regime of 45/40/35 dBA (applied to the processing plant north of Triabunna) could also be appropriate and could be achieved given the nearest residences are 800m away. The report consider the sound levels of equipment to be used and considers that the 45/40/35 dBA can be achieved to nearest residents but nevertheless recommends a paling fence be installed along the western boundary of works, as well as making a number of other recommendations. The report does not specifically address the SBM site. However the separation distance between the site to both Bernacchi Drive and existing buildings on the SBM site is essentially identical. Between the site and SBM there is topography and vegetation which would provide further attenuation. The noise report makes a number of recommendations related to post-commissioning.

		The specific extent of external lighting is not specified. A condition of approval confirms that any lighting must conform to the relevant Australian Standard. Freestone Point Road is considered to have sufficient capacity for all potential users given its design and construction to service the former chipmill. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Land includes a narrow 'footway' which is not specified in public documents and not capable of being used given this notation.	26	This view is not supported. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Questions regarding the scope and appropriateness of Amendment 2016/02 to introduce a Specific Area Plan.	26, 32, 37, 54, 65	The Specific Area Plan (SAP) proposed in AM 2016/02 only affect the status of Resource Development and Resource Processing in the area subject to the SAP. A Specific Area Plan does not simply replace zone or code provisions in total. A Specific Area Plan will 'set out more detailed planning provisions for use or development' (Clause 7.4.1). A Specific Area Plan can, and does override, zone or code provisions where, and only where, there is a conflict between provisions (Clause 7.4.2). The SAP, as drafted, does not affect any code provisions in the planning scheme and does not affect use standards or development standards all of which would continue to apply to the area subject to the SAP. Other Light Industrial uses within the use table are equally unaffected. The SAP gives effect to provisions of the Triabunna / Orford Structure Plan that seek to promote aquaculture related activities in the area in recognition of the co-location of similar uses, and the physical and natural infrastructure that exists. A SAP is considered reasonable as such activities are important to the local and regional economy, require a foreshore location with good marine access, road infrastructure and the like and are not specifically provided for by any zone in the Planning Scheme Template of Tasmania.
Increased traffic. "No traffic impact assessment has been provided" and road is unsuitable. Since closure of Spring Bay Mill traffic is less and roads are safer	29, 32, 33, 35, 37, 39, 45, 54	A TIA has been submitted. The road is more than sufficient for the proposal and all other road users. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Impact on marine traffic.	29, 32, 37, 39	The introduction of a new wharf will have some effect on other vessels through Spring Bay however it is not considered that any significant adverse impact will arise.

		Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Potential industrial activities in this locality are broader than aquaculture and should be provided for – including the approved bulk cargo export facility at Slipway Road (DA 2013 / 91).	40	It is considered that the amendments do not limit other uses. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Visual impact. Proposal will exacerbate existing visual amenity and odour impacts from the Seafish site, impacting residents in the Barton Avenue / Bernacchi Drive area.	17, 32, 44, 52	Odour impacts are considered unlikely to arise given the nature of the activity. The development will be visible from properties in the Barton Avenue / Bernacchi Drive area. It is not considered that the visual impact will be unreasonable or significant in light of existing development in the vicinity and the scale of the proposed buildings in relation to this existing development. Revegetation of the foreshore west of the paling / noise fence could soften the appearance of buildings and works associated with this proposal. However the extent of Crown consent to the making of this application is limited to the rezoning footprint. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Section 32(4) of LUPAA has not been satisfied.	52	This is disputed. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Contrary to objective 3.0.4 of the planning scheme.	52	Clause 3.0.4 provides the following local objective. *The Spring Bay Mill is re-developed as an iconic destination supporting tourism, education and cultural activities.* The potential to re-develop the Spring Bay Mill site does not appear to be affected by this proposal. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Native vegetation on site acts as a buffer from urban development.	52	There is little vegetation on the site that would buffer activities from the Barton Avenue area or Spring Bay Mill. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Contrary to Triabunna / Orford Structure Plan objectives of retaining undeveloped coastal locations.	52	One significant benefit of the proposed location is that it expands upon existing development footprint rather than locate within an undeveloped coastal location. In doing so the proposal furthers the objectives of the structure plan.

		Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.
Majority oppose and this should drive the decision.	55, 56	It is considered that the number of submissions received for or against a proposal is not a planning consideration and therefore not a reason that would warrant modification to the Amendment or permit. Matters raised in representations received, rather than the number of representations, must be considered.
Criticisms of Council processes.	62	The opinion of this representor is disputed. It is considered that the concern does not warrant modification to the amendments or permit.
The specific area plan amendment must standalone and would "lead to the absurd situation where every use or development would have to be (pursuant to clause 8.2.4 of the Scheme) categorized as resource development or resource processing as they are the only uses in the SAP use table.	64	A Specific Area Plan does not simply replace zone or code provisions in total. A Specific Area Plan will 'set out more detailed planning provisions for use or development' (Clause 7.4). A Specific Area Plan can, and does override, zone or code provisions where, and only where, there is a conflict between provisions. The proposed Specific Area Plan only seeks to affect the status of Resource Development and Resource Processing in the area. Accordingly, it is considered that the concern does not warrant modification to the amendments or permit.

D. SUMMARY

It is considered that the representations received do not warrant modification to the draft amendment. No other necessary or suitable changes to the draft amendment have been identified.

E. RECOMMENDATION

That:

A. Council resolves that a copy of the representations and this report be forwarded to the Tasmanian Planning Commission in accordance with Section 39(2) of the *Land Use Planning and Approvals Act 1993*.

B. Council resolves, under section 39(2) of the *Land Use Planning and Approvals Act 1993*, to advise the Tasmanian Planning Commission that it considers the merits of the representations received do not warrant modification to draft amendment AM 2016/02.

C. Council resolves, under section 39(2) of the Land Use Planning and Approvals Act 1993, to advise the Tasmanian Planning Commission that it considers that no modifications are necessary to draft amendment AM 2016/02.

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

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

4. Public Question Time

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

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

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

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

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

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

Questions on Notice

4.1 Ms Philippa Roberts

From: Philippa Roberts
Sent: Friday, 11 November 2016 4:49 PM
Subject: Question on notice

Dear Mr Mayor, General Manager and Councillors,
I submit a Question On Notice for the Council meeting scheduled on Tuesday 22 November:

"The GSBC has applied for a loan of $6million to fund the building of a dam on a private property to provide fresh water to Tassal for its proposed fish farm at Okehampton Bay. It is rumoured the Council will need to repay approximately $80,000 per month to meet repayments at current rates. ***[David Metcalf] A $6million dollar loan has been approved by State Treasury. The loan approved as stated in the GSBC annual plan is $4.5million for the Water Scheme and $1.5million for the Solis development. The repayment schedule supplied by treasury indicates that the repayment per annum on the $6million dollar loan will be $326,669 per annum decreasing over the first ten years and then renegotiated for the next ten years. This equates to $27,222 per month and not $80,000 as quoted.***

- What modeling, if any, has been done on the GSBC budget to determine the impact of the proposed $6million loan on the ratepayers after 5 years, and, after 10 years, of its implementation?***[David Metcalf] As per the annual plan the loan has not been budgeted at this stage only noted. If the dam is approved by Council and the Solis project is supported by Council then the amount of income generated from each project will be equal to the outgoings therefore there will be no effect on Council other than the economic stimulus that will be provided by the projects.***

- Who conducted the economic modeling and when? How does Council propose to share this information with ratepayers, in the interests of transparency? If no modeling was done, why not?***[David Metcalf] Answered above. When the projects are ready to go they will need Council approvals which will be on the public agenda.***

- What are the expected monthly repayments? Who will be servicing this debt and how does Council propose to meet the repayments from its current budget?***[David Metcalf] As above***

- Will ratepayers be expected to pay a "dam levy" in the future?"***[David Metcalf] There will be no dam levy and the extra income generated from the stimulus will enable Council to maintain rates at current low levels in comparison to other Councils well into the longer term***

An acknowledgement of receipt of this email would be appreciated.
Yours sincerely,
Philippa

4.2 Ms Wilhelmina Rea
(Question taken on notice from the October Ordinary Meeting of Council)

Council may be aware of latest reports of previously captured seals finding their way back to salmon farms. Further to that, is Council concerned that the 28 pen farm holding 800,000 salmon in Okehampton Bay will inevitably attract seals and then more sharks to our bays. Will Tassal be detaining those seals as reported in holding pens for days at a time prior to relocation?

Response from Tassal

Tassal has many years of experience mitigating the impacts of seals around our farms. The sea pens at the Okehampton Bay site will be latest technology construction 'K-grid' mesh which is a rigid net design preventing seal breaches.

This coupled with our seal proof bird netting and rigging and operational protocols designed to exclude seals from our sea pens means that seals in the area will not be presented with a feeding opportunity.

Other operational practices which reduce the likelihood of seals being attracted to the area are: no feed wastage (significant cost to business and assoc. environmental regulation), regular (daily) fish mortality collection and mortality retrieval systems, no release of blood-water during harvest operations.

Tassal have been openly and transparently reporting of all wildlife interactions within our aquaculture operations for five years now in our annual sustainability reports. In the last 2 years, we have extended that to real time through the ASC Dashboard (http://www.tassal.com.au/sustainability/asc-dashboard) accessible via our website. Tassal has invested significant resources in exclusion technology and have learnt a lot over the last 10 years. We have a process for disclosing these numbers annually to DPIPWE, which has the rigor of the Global Reporting Initiative (GRI) associated with it. All these numbers are audited through our ASC (aquaculture stewardship council) certification, regarded as the gold standard internationally in sustainability reporting – Tassal being recently named as #1 globally by seafood.intelligence.com.

It is rare for Tassal to have interactions with sharks around our marine leases. They may occasionally pass through a marine lease, but do not predate on our salmon. For further information on migratory paths of White Sharks please refer to the CSIRO or other marine research institutes. The link below provides some insight to a CSIRO recent study on White Shark migration patterns on Australian coast line.

https://blog.csiro.au/7000km-and-counting-on-the-tail-of-a-great-white-shark/

For further information regarding wildlife interactions and the environment on the Tassal website, please refer to the below link.

http://www.tassal.com.au/sustainability/our-environment/

5. Mayor's Report

Mayor Michael Kent AM

16th October	Triabunna	Attended the Seafarers' Memorial Service and delivered the welcome address.
17th October	Triabunna	Met with State Cabinet in Triabunna.
		Met with Kristy Scott, HR consultant to discuss the General Manager's contract.
18th October	Triabunna	Interviewed as part of the internal investigation into a serious breach of confidentiality at Council.
21st October	Triabunna	Meeting with Tassal and the General Manager.
22nd October	Orford	Attended the opening of the new facilities at the Orford Cricket Club.
24th October	Triabunna	Briefing to Councillors from KPMG on the South East Councils Merger Feasibility Study.
25th October	Buckland	Attended a Special Meeting of Council in closed session and the Ordinary Meeting of Council.
26th October	Triabunna	Conducted a citizenship ceremony.
27th October	Sorell	Attended the SERDA AGM and General Meeting.
31st October	Hobart	STCA Workshop on the future direction of the association.
4th November	Hobart	Attended an afternoon tea at City Hall with the Prime Minister.
8th November	Triabunna	Attended a Council Workshop.

Recommendation
That the Mayor's Report be received and noted.

6. Information Reports

6.1 General Manager, David Metcalf

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

Council Governance

Council meetings are being conducted monthly with special meetings being called by the Mayor or Councillors when required. Council meetings are usually held on the fourth Tuesday of the month and commence at 5.00pm. Workshops are scheduled on the second Tuesday of each month and on the day of a Council meeting, unless otherwise required. The November Council meeting is on Tuesday 22nd November 2016 at 5.00pm in Triabunna.

Medical Services

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

Corporate Services

Final end of year accounts were submitted to Tasmanian Audit Office as required on 12th August 2016. These have been audited and approved and we now have a hard copy for the Annual Report 2015-16. The annual report is undergoing final draft checking and will be available towards the end of November.

Cash and Investments

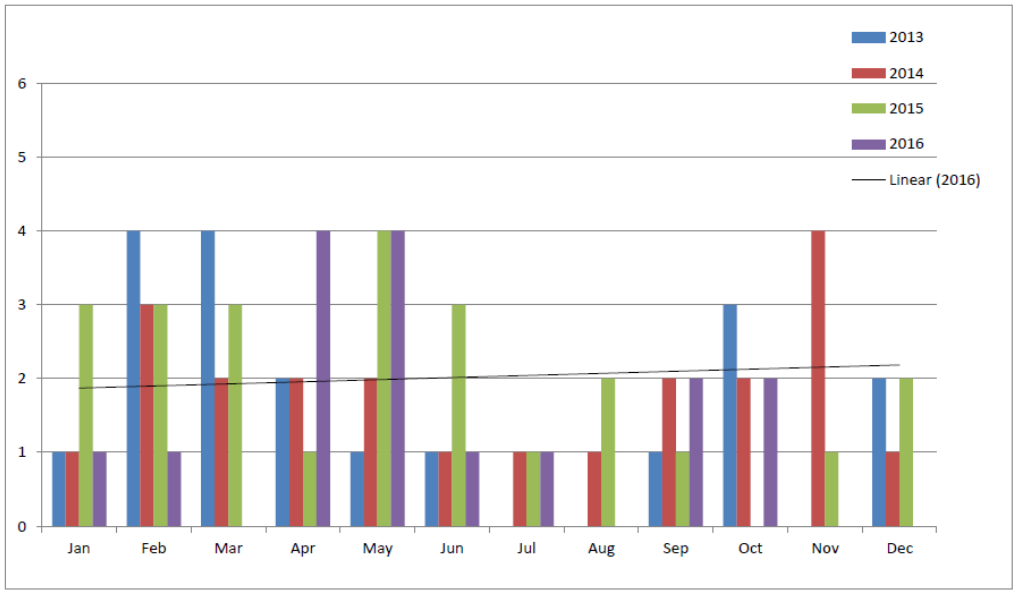
Cash and Investments at the end of October 2016 were $2,753K against October 2015 $1,968K, October 2014 $2,901K, and October 2013 $3,969K. Considering the level of capital works being carried out in the last five years, and the transfer of cash to enable the purchase of the new Council offices in Triabunna, it is a pleasing result. Property sales are delayed due to some planning and property adjustments that have to be made to some properties and it is planned to present them at the December 2016 meeting. A workshop will need to be held shortly before any presentation to a formal meeting.

CASH SUMMARY YTD 31st OCTOBER 2016			
Item			YTD Actual
Income Generated			$6,502,721.89
Operating Expenses			-$4,977,105.56
Non Operating Movements			-$228,932.89
Net GST Movements			-$53,065.71
Net Movement			$1,243,617.73
Cash Opening			$1,509,647.44
Net Movement			$1,243,617.73
Closing Cash			$2,753,265.17

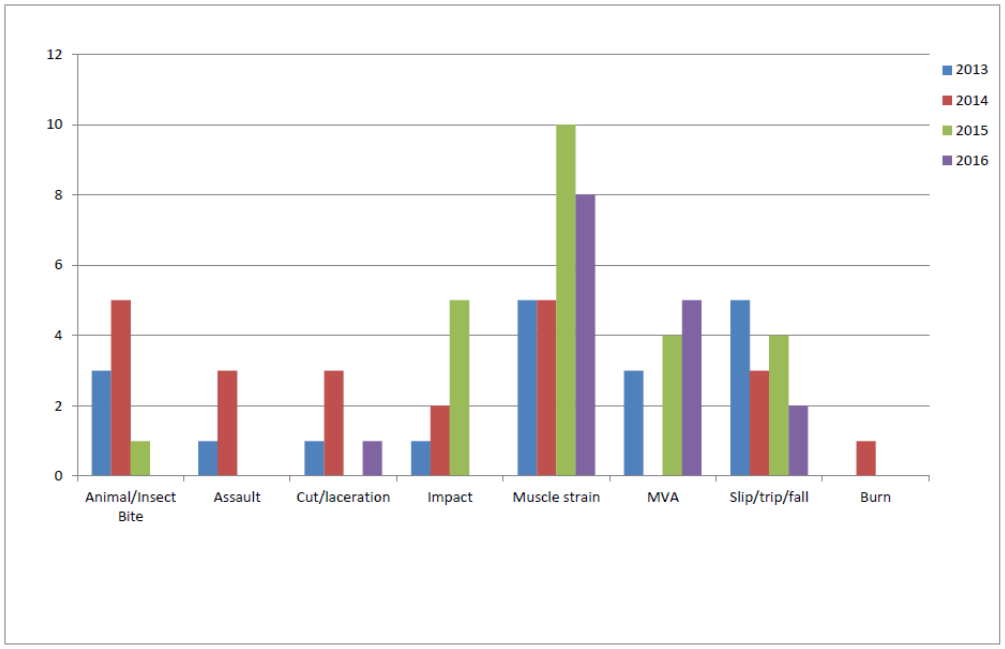
Health, Safety, Other

There was one lost time injury YTD amounting to 248.5 lost time hours. There has been one motor vehicle claim this year. There have been 5 workplace reported incidents YTD, no community incidents reported YTD and no staff resignations in October.

Incident/Accident Reporting Numbers for 2013-2016



Incident/Accident Reporting by Type for 2013-2016



Visitor Centres

Glamorgan Spring Bay Council operates three visitor centres throughout the Municipality. They are all Yellow "I" centres. Visitor numbers through the centres are up by 7.3% on last year to date.

Visitor Numbers

MONTH	BICHENO	BICHENO	BICHENO	BICHENO	SWANSEA	SWANSEA	SWANSEA	SWANSEA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TOTAL	TOTAL	TOTAL	TOTAL
	2013-2014	2014-2015	2015-2016	2016-2017	2013-2014	2014-2015	2015-2016	2016-2017	2013-2014	2014-2015	2015-2016	2016-2017	2013-2014	2014-2015	2015-2016	2016-2017
JULY	572	657	765	819	762	992	774	749	1388	1645	905	1095	2722	3294	2444	2663
AUGUST	564	573	609	659	640	769	686	634	1388	1409	729	924	2592	2751	2024	2217
SEPTEMBER	1175	1003	1447	1405	1225	1200	1106	1143	1165	1126	1095	1317	3565	3329	3648	3865
OCTOBER	1858	1668	2133	2112	1616	1815	1617	1635	2062	1707	1824	2192	5536	5190	5574	5939
NOVEMBER	2205	2219	2686		1924	2701	2474		2525	2304	2696		6654	7224	7856	0
DECEMBER	3170	3080	3409		2383	2780	2598		3572	2994	2865		9125	8854	8872	0
JANUARY	4846	4826	5073		4537	5665	3968		5606	4211	4695		14989	14702	13736	0
FEBRUARY	3848	4257	4245		3369	4469	5141		4272	4044	5290		11489	12770	14676	0
MARCH	3768	3367	3414		3239	3786	3794		4209	3441	4044		11216	10594	11252	0
APRIL	2449	1873	2183		2520	2134	2146		2641	2144	2766		7610	6151	7095	0
MAY	934	1082	1085		1160	1115	1048		953	851	1124		3047	3048	3257	0
JUNE	605	579	707		739	858	784		1238	750	1077		2582	2187	2568	0
TOTAL	25994	25184	27756	4995	24114	28284	26136	4161	31019	26626	29110	5528	81127	80094	83002	14684

Property Settlement Certificates

	132-2009	337-2009	132-2010	337-2010	132-2011	337-2011	132-2012	337-2012	132-2013	337-2013	132-2014	337-2014	132-2015	337-2015	132-2016	337-2016
July	46	21	36	17	30	16	32	13	36	18	14	6	42	17	42	18
August	33	20	30	17	22	12	21	10	23	11	16	11	30	14	50	26
September	48	26	44	22	27	15	33	14	22	13	38	21	34	18	43	20
October	35	16	38	20	24	11	47	26	49	24	40	24	40	18	37	18
November	35	19	42	22	34	17	32	15	42	25	42	23	43	24		
December	34	18	33	19	28	14	18	8	33	17	37	20	48	21		
January	47	22	41	23	48	26	39	21	39	26	46	26	62	28		
February	62	37	46	24	27	15	21	11	38	18	49	26	45	26		
March	71	32	48	24	25	13	37	22	36	24	48	26	46	21		
April	45	32	31	15	24	13	33	18	47	22	37	21	39	24		
May	27	14	24	12	36	23	24	14	50	27	58	30	58	31		
June	16	10	16	12	14	8	22	9	27	16	24	16	26	10		
Total	**499**	**267**	**429**	**227**	**339**	**183**	**359**	**181**	**442**	**241**	**449**	**250**	**513**	**252**	**172**	**82**

CURRENT RATES BALANCE 31st October 2016	
Balance Brought Forward	**$9,797.99**
Plus:	
Interest Charged	$3,847.13
Rates Levied	$7,220,283.90
Debit Journals	$19,003.52
Sub Total	**$7,252,932.54**
Less:	
Receipts	$4,424,118.83
Pension Rebates	$241,980.02
Credit Journals	$67,348.77
Supplementary Credits	$42,153.72
Discounts	$66,804.90
Rates Balance	**$2,410,526.30**
Discount Date/Rate 01/08/2016 3.0%	
Installments	
5/08/2016	
7/10/2016	
13/01/2017	
7/04/2017	

Profit & Loss
Glamorgan Spring Bay Council
MEDICAL SERVICES
For the month ended 31 October 2016

	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	$189,709.02	$189,709.00	**$0.02**	**0.0%**	
INTEREST	$39.79	$50.00	**-$10.21**	**-20.4%**	(1)
OTHER INCOME	$290,478.06	$285,000.00	**$5,478.06**	**1.9%**	
RATES AND CHARGES	$297,176.91	$294,294.13	**$2,882.78**	**1.0%**	
SHARE OF GENERAL RATE	-$17,100.00	-$17,100.00	**$0.00**	**0.0%**	
USER FEES	$6,000.00	$1,500.00	**$4,500.00**	**300.0%**	(2)
Total Income	**$766,303.78**	**$753,453.13**	**$12,850.65**	**1.7%**	
Gross Profit	**$766,303.78**	**$753,453.13**	**$12,850.65**	**1.7056%**	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	$17,200.00	$17,200.00	**$0.00**	**0.0%**	
EMPLOYEE BENEFITS	$151,814.38	$150,000.00	**$1,814.38**	**1.2%**	
MATERIALS AND SERVICES	$221,906.13	$406,654.38	**-$184,748.25**	**-45.4%**	(3)
Total Operating Expenses	**$390,920.51**	**$573,854.38**	**-$182,933.87**	**-31.9%**	
Net Profit	**$375,383.27**	**$179,598.75**	**$195,784.52**	**109.0122%**	

(1)Minimal dolalrs
(2) Unexpected locum coveragecharge
(3) Payment not made to contractor as yet for RPHS

Profit & Loss

Glamorgan Spring Bay Council

Visitor Centres

For the month ended 31 October 2016

	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
OTHER INCOME	$11,000.00	$9,500.00	**$1,500.00**	**15.8%**	(1)
SHARE OF GENERAL RATE	$147,500.00	$147,500.00	**$0.00**	**0.0%**	
USER FEES	$134,474.70	$117,000.00	**$17,474.70**	**14.9%**	(1)
Total Income	**$292,974.70**	**$274,000.00**	**$18,974.70**	**6.9%**	
Gross Profit	**$292,974.70**	**$274,000.00**	**$18,974.70**	**6.9251%**	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	$4,000.00	$4,000.00	**$0.00**	**0.0%**	
EMPLOYEE BENEFITS	$82,461.47	$82,048.00	**$413.47**	**0.5%**	
MATERIALS AND SERVICES	$77,415.21	$104,340.00	**-$26,924.79**	**-25.8%**	(2)
Total Operating Expenses	**$163,876.68**	**$190,388.00**	**-$26,511.32**	**-13.9%**	
Net Profit	**$129,098.02**	**$83,612.00**	**$45,486.02**	**54.4013%**	

(1) Increased activity at this stage in comparison to last year

(2) Timing re stock purchases and payments for bookings

Profit & Loss
Glamorgan Spring Bay Council
ADMIN CORP,ECONOMIC,GOVERNANCE,SAFETY & RISK,TOURISM
For the month ended 31 October 2016

	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	$17,782.56	$10,000.00	**$7,782.56**	**77.8%**	**(1)**
GRANTS	$83,816.75	$84,000.00	**-$183.25**	**-0.2%**	
INTEREST	$24,181.23	$21,600.00	**$2,581.23**	**12.0%**	**(2)**
INVESTMENTS:DIVIDENDS WATER CORPORATION	$57,375.77	$57,000.00	**$375.77**	**0.7%**	
NET GAIN/(LOSS) ON ASSETS	$0.00	$0.00	**$0.00**		
OTHER INCOME	$235,210.42	$236,900.00	**-$1,689.58**	**-0.7%**	
RATES AND CHARGES	$1,639,340.85	$1,616,000.00	**$23,340.85**	**1.4%**	
SHARE OF GENERAL RATE	$814,854.00	$814,854.00	**$0.00**	**0.0%**	
STATUTORY FEES AND FINES	$23,864.31	$24,000.00	**-$135.69**	**-0.6%**	
USER FEES	$0.00	$0.00	**$0.00**		
Total Income	**$2,896,425.89**	**$2,864,354.00**	**$32,071.89**	**1.1%**	
Gross Profit	**$2,896,425.89**	**$2,864,354.00**	**$32,071.89**	**1.1197%**	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	$33,600.00	$33,600.00	**$0.00**	**0.0%**	
EMPLOYEE BENEFITS	$180,792.06	$175,726.00	**$5,066.06**	**2.9%**	
FINANCE COSTS	-$846.73	-$847.00	**$0.27**	**0.0%**	
IMPAIRMENT OF RECEIVABLES	$0.00	$0.00	**$0.00**		
MATERIALS AND SERVICES	$884,851.34	$821,586.00	**$63,265.34**	**7.7%**	**(3)**
OTHER EXPENSES	$76,155.61	$63,700.00	**$12,455.61**	**19.6%**	**(4)**
Total Operating Expenses	**$1,174,552.28**	**$1,093,765.00**	**$80,787.28**	**7.4%**	
Operating Profit	**$1,721,873.61**	**$1,770,589.00**	**-$48,715.39**	**-2.7514%**	

(1) Hard to budget property contributions
(2) Interest received greater than budget
(3) Timing Issue Fire levy paid earlier than budgeted
(4) Timing of audit payment

Profit & Loss
COUNCIL TOTAL
For the month ended 31 October 2016

	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	$30,837.56	$20,000.00	**$10,837.56**	**54.2%**	(1)
GRANTS	$492,378.77	$519,709.00	**-$27,330.23**	**-5.3%**	(2)
INTEREST	$24,221.02	$21,650.00	**$2,571.02**	**11.9%**	(3)
INVESTMENTS:DIVIDENDS WATER CORPORATION	$57,375.77	$57,000.00	**$375.77**	**0.7%**	
NET GAIN/(LOSS) ON ASSETS	$0.00	$0.00	**$0.00**		
OTHER INCOME	$669,104.47	$658,065.00	**$11,039.47**	**1.7%**	
RATES AND CHARGES	$3,104,684.80	$3,073,528.13	**$31,156.67**	**1.0%**	
SHARE OF GENERAL RATE	$4,040,847.00	$4,035,527.00	**$5,320.00**	**0.1%**	
STATUTORY FEES AND FINES	$120,372.39	$132,250.00	**-$11,877.61**	**-9.0%**	(4)
USER FEES	$354,583.97	$329,189.00	**$25,394.97**	**7.7%**	(5)
Total Income	**$8,894,405.75**	**$8,846,918.13**	**$47,487.62**	**0.5%**	
Gross Profit	**$8,894,405.75**	**$8,846,918.13**	**$47,487.62**	**0.5368%**	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	$611,796.00	$611,796.00	**$0.00**	**0.0%**	
EMPLOYEE BENEFITS	$1,291,584.57	$1,318,650.00	**-$27,065.43**	**-2.1%**	
FINANCE COSTS	$20,814.26	$22,796.00	**-$1,981.74**	**-8.7%**	(6)
IMPAIRMENT OF RECEIVABLES	$645.38	$0.00	**$645.38**		
MATERIALS AND SERVICES	$1,999,060.86	$2,152,506.38	**-$153,445.52**	**-7.1%**	(7)
OTHER EXPENSES	$76,155.61	$63,700.00	**$12,455.61**	**19.6%**	(8)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	$150,062.50	$149,000.00	**$1,062.50**	**0.7%**	
Total Operating Expenses	**$4,150,119.18**	**$4,318,448.38**	**-$168,329.20**	**-3.9%**	
Operating Profit	**$4,744,286.57**	**$4,528,469.75**	**$215,816.82**	**4.7658%**	
Non-operating Expenses					
CLEARING ACCOUNT - PLANT HIRE RECOVERIES & E	-$85,191.47	-$80,000.00	-$5,191.47	-6.4893%	
CLEARING ACCOUNTS WAGES ON-COSTS ETC.	-$36,220.17	-$35,000.00	-$1,220.17	-3.4862%	
Total Non-operating Expenses	**-$121,411.64**	**-$115,000.00**	**-$6,411.64**	**-5.6%**	
Net Profit	**$4,865,698.21**	**$4,643,469.75**	**$222,228.46**	**4.7858%**	(9)

(1) Hard to budget related to development
(2) Timing of NRM grant
(3)Minimal dollar variance
(4) Below budget at this time. Expected to increase leading up to December
(5) Above budget at this time
(6) Minimal dollar variance
(7) Below budget at this stage expected to be near budget come December
(8) Timing Issues
(9) Ahead of budget at this time however if RPHS contract paid variance would be 0.75%

As at 31 October 2016	CAPITAL NEW // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS					
Department	**Description**	**Budget Est**	**Timing**	**YTD**	**On-Site Progress**	**Comments**
Roads, Footpaths, Kerbs						
S - Gordon / Old Spring Bay Rd	kerb - Rapp extg to Old Spring Bay Rd	$49,100				
C - Freycinet Drive	Kerbing Esplanade to Reserve Road	$36,900	April			
B - Foster Street Kerb	Murray St to Barrett Ave - North Side	$28,500				
B - Foster Street Kerb	Barrett Ave to Lovett St - North Side	$28,500				
B - Foster Street Kerb	Barrett Ave to Lovett St - South Side	$28,500				
B - Foster Street Footpath	Barrett Ave to end (medical centre)	$23,100				
B - Foster Street Footpath	Murray St to Barrett Ave - North Side	$23,100				
S - Dolphin Sands Information Bay pull-over	Swan River Road as per DSRA request	$6,500	Nov		In Progress	
O - Mary St Kerb and reconstruction	End of existing to end 80m	$30,900				
T - Esplanade & Roberts	Extend kerb fix footpath	$35,000				
T - Vicary St & Charles St	Streetscape design	$100,000	July	$9,306	In Progress	
PG,Walking Tracks, Cemeteries						
Township Identity Flags and Poles	Flags and Installation	$16,500				
T - Barton Avenue Foreshore	walking track (Stage 1)	$9,000				
T - Cemetery	Two concrete burial beams	$3,500				
Municipal Area - TBA Dog Exercise Yard	Fenced Dog Exercise Yard	$20,000				
O - Foreshore Track	Access steps to quarry	$10,000	Aug	$8,960	COMPLETED	
O - Probation Station	Signage and track work	$14,000				
Stormwater, Drainage						
S - Gordon St	Stormwater Gordon	$27,200				
T - Lord St	Stromwater line extension 100m	$14,500				
T - Esplanade & Roberts	Stormwater installation	$18,000				
Council Bldgs & Marine Infrast						
T - Marina Extension	Stages 3 and 4	$1,300,000	July	$280,376	In Progress	Loan funds - Combined costing
T - Wharf and Fuel Facility	Extend main wharf	$250,000	July		In Progress	Loan Funds
T- Gatehouse Development	Building and Surrounds	$200,000	July	$149,977	In Progress	Council Cash $100k - Tourism Infrastructure Grant $100k
O - Prosser River	Dredging and construction work	$125,000				Council Cash - Council Motion
Plant & Euipment						
Free Roll	Compaction Roller	$46,525				
Water Tank trailer 1000 litre	Trailer mounted pressure pump	$14,000				
Waste Transfer Stations						
S - WTS Lease Extension	Perimeter farm fencing	$7,000				
S - WTS Tip Shop	Feasibility study	$45,000				

GLAMORGAN SPRING BAY COUNCIL

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

CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	**Description**	**Budget Est**	**Timing**	**YTD**	**On-Site progress**	**Comments**
Unsealed Road Pavements						
S - Old Coach Road	Resheet 500m	$50,000				
B - Rosedale Road	Resheet 500m	$50,000				
Kerb & Gutter						
C - Garnet Ave	Jetty Rd to Espl (east side)	$40,000	Aug	$35,979	COMPLETED	
T - Charles Street	Franklin to Victoria (part)	$35,000	Oct	$279	In Progress	
Footpaths						
C - Garnet Ave	Jetty Rd to Espl (east side)	$19,000	Aug	$14,966	COMPLETED	
Parks & Reserves						
A - Park Furniture replacement	Replacement	$8,000	Nov		In Progress	
A - Playground Repairs - General	Replacement	$7,500	Nov			
Stormwater & Drainage						
O - Upgrade culvert crossing Holkam Crt	Upgrade pipe size	$42,000				
C - Freycinet Drive- Fisheries	Upgrade part	$43,000				
Council Buildings & Marine						
C - Community Hall	Extension Annexe Replacement	$60,000	July	$45,850	In Progress	
O - Raspins Beach	Upgrade building for storage/showers	$78,045	Sept	$52,882	In Progress	$38,045 - GRANT - rest Council cash
S - Toilet Replacement	Jubilee Beach toilets loo with a view	$210,000	Aug	$7,250		
Bridges and Culverts						
S - Glen Gala Creek, Glen Gala Road	Replacement	$140,000				Deferred due to Jack Gray Ck structure replacement
S - Unnamed Creek, Old Coach Road	Replacement	$113,000	Feb		In Progress	Tender T002-2016
Spring Beach - Two Mile Creek, Rheban Road	Replacement	$190,000	Jan		In Progress	Tender T002-2016
Earlham - Earlham Creek, Earlham Road	Replacement	$126,000	Dec		In Progress	Tender T002-2016
Rheban - Jack Gray Ck, Rheban Road	Replacement	$105,000	August	$107,795	COMPLETED	Flood damaged
Plant & Equipment						
Small plant replacement	Replacements	$20,000	Nov		In Progress	
Swansea Town Mntce Utility	Replacement	$32,000	Oct		In Progress	
Replacement Vehicles/Policy	Replacements	$200,000				
Avaya Network Phone System	Replacement	$55,000	Oct		In Progress	Council Cash - Savings $50,000 per annum

6.2 Manager Works, Mr Tony Pollard

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

ROADS, FOOTPATHS, KERBS:

- Unsealed road network:
  NORTH
  Grading and resheeting works undertaken along Grange Rd, Maria St, Cathcart St and Pontypool roads – Elizabeth St, Medora St, High St, Maria St and Pontypool Road.
  Shouldering works undertaken generally on road network where required.
  SOUTH
  Grading and resheeting works undertaken along Stonehurst Rd, Brockley Rd, Buckland Rd, Cutting Grass Rd, Back Levendale Rd and Sand River Rd.
  Shouldering works undertaken generally on road network where required.

- Sealed road network:
  Jetpatcher machine has been engaged to carryout sealed road pavement repairs, such as potholing and edges throughout the municipal area.
  Road pavement failures following the recent wet weather period are currently being addressed throughout the municipal area. Failed sections of pavement are being milled out and reinstated with asphalt.

- Roadside vegetation pruning undertaken along Swan River Rd, Dolphin Sands Rd, Old Spring Bay Rd and Coles Bay area

WASTE TRANSFER STATIONS:

- All transfer stations are operating within prescribed guidelines.

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

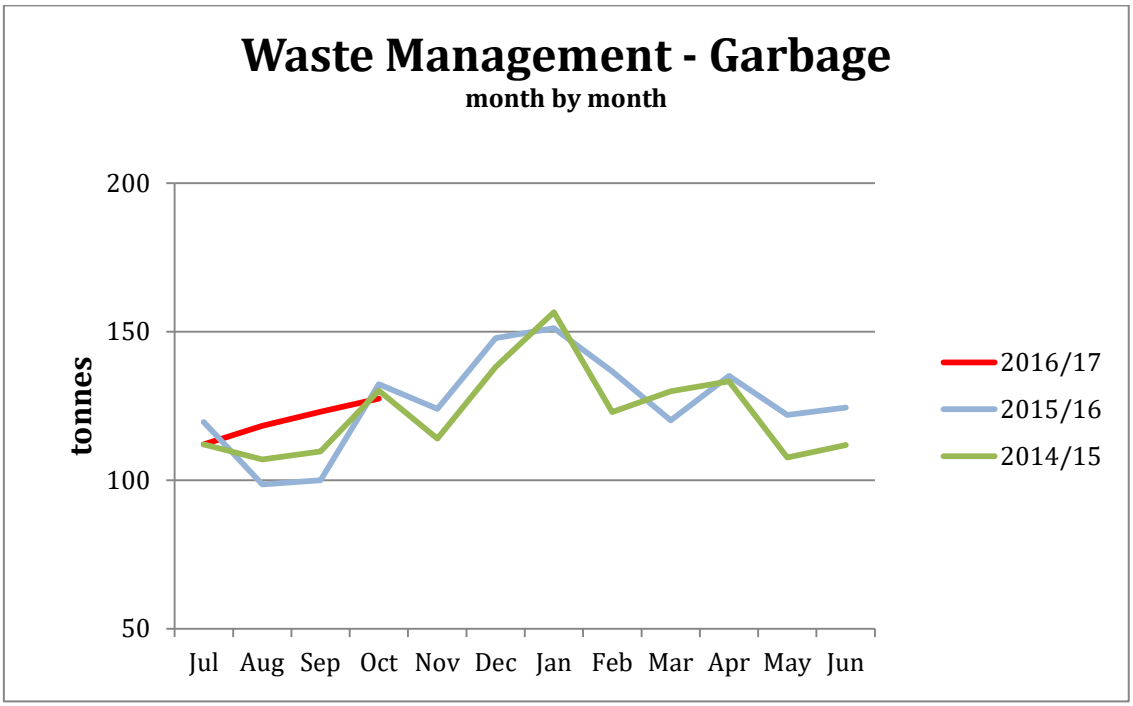
MONTH	BICHENO Collection & WTS	BICHENO WTS only	COLES BAY WTS only	SWANSEA WTS only	ORF-TRIA-CB-SW Collection & ORF WTS	ORFORD WTS only	TOTAL (tonnes)
JULY '16	34.16	9.90	22.06	32.14	98.20	10.42	**186.56**
AUG	33.76	4.71	12.52	31.08	96.50	7.21	**173.86**
SEPT	39.40	13.85	16.10	37.96	134.34	36.78	**227.80**
OCT	38.50	4.41	27.18	47.14	122.12	28.74	**234.94**
NOV							**0.00**
DEC							**0.00**
JAN '17							**0.00**
TOTALS	**145.82**	**32.86**	**77.86**	**148.32**	**451.16**	**83.14**	**823.16**

GARBAGE, RECYCLING SERVICES:

- Nil issues

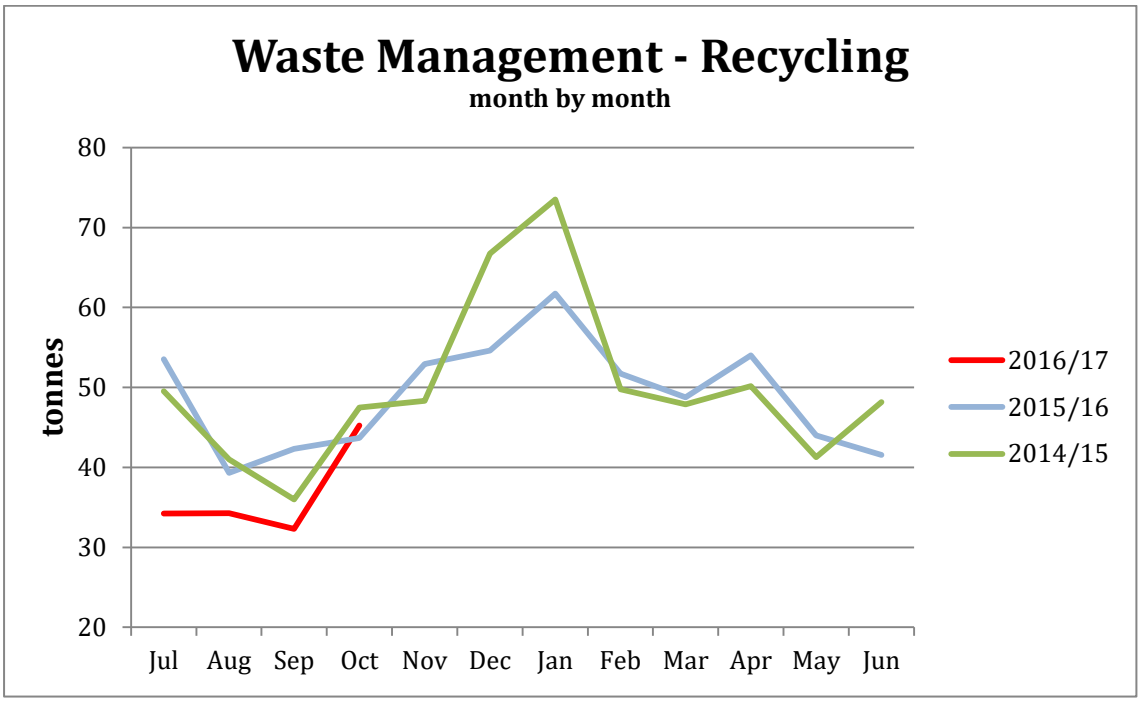
Kerbside Garbage Collected: Bin numbers & tonnages

MONTH	BICHENO	COLES BAY	SWANSEA	TRIABUNNA	ORFORD	TOTAL BINS	TOTAL (tonnes)
JULY '16	2022	1166	1995	2020	2134	9337	**112.05**
AUG	2421	1300	2491	2080	1570	9862	**118.34**
SEPT	2129	1239	2153	2609	2165	10295	**123.00**
OCT	2841	1442	2249	2194	1897	10623	**127.47**
TOTALS	**9413**	**5147**	**8888**	**8903**	**7766**	**40117**	**480.86**



Kerbside Recycling Collected: Bin numbers & tonnages

MONTH	BICHENO	COLES BAY	SWANSEA	TRIABUNNA	ORFORD	TOTAL BINS	TOTAL (tonnes)
JULY '16	827	567	861	780	1015	4050	**34.22**
AUG	676	501	910	852	590	3529	**34.26**
SEPT	910	578	937	885	856	4166	**32.30**
OCT	1533	817	1081	893	773	5097	**45.23**
TOTALS	**3946**	**2463**	**3789**	**3410**	**3234**	**16842**	**146.01**



TOWN MAINTENANCE:

- Ongoing general maintenance is being carried out in all our town areas to ensure an acceptable level of overall presentation is maintained.

PARKS, RESERVES, WALKING TRACKS, CEMETERY:

- Continuation of ongoing general maintenance within our townships and foreshores.
- Staff is currently very busy keeping up with general mowing/whippering duties due to the exceptional wet period we have been experiencing recently.
- A number of dead and fallen trees removed from the East Shelly foreshore area.
- Rehabilitation landscaping works carried out at the end of Riverside Drive, Orford adjacent the boatramp area to reduce erosion.

STORMWATER, DRAINAGE:

- Undertaking culvert / pit cleanout works generally.
- Open drains and swales redefined in the Coles Bay, Bicheno and Swansea areas.

BRIDGES, CULVERTS:

- Ongoing maintenance, when required.
- Work has been carried out redefining the creek alignment at Orford Rivulet on Rheban Road adjacent Wielangta Road. The crossing had a buildup of stone wash material around the culvert's inlet and outlet and bank erosion on the upstream side. Large rock was placed at the toe of the batter on the upstream side to assist with overall stabilisation.

EMERGENCY MANAGEMENT:

- Two storm damage jobs - loose roofing iron and flashing.
- Tree partially blocking Lake Leake Road.
- One rescue single - occupant trapped in vehicle after hitting tree at Mayfield. Occupant was extricated using hydraulic tools and chopper lifted patient to Hobart.
- Members completing road rescue course in a few weeks.
- On 14th November a Glamorgan Spring Bay services forensics info night at Swansea will be conducted by Swansea Police.
- One new member about to start.

Visit our website at www.swansea-ses.weebly.com
Kelvin Jones ESM, Unit Manager, Glamorgan Spring Bay SES Unit

2016–2017 CAPITAL WORKS UPDATE

- Dolphin Sands Road, from the Bagot Point side road around to the Y-intersection (1.4 kilometres), has been reconstructed utilising funding from the 'Roads to Recovery' programme. Works involved; vegetation pruning, stabilising the existing failed pavement, placing a strengthening sub-base layer and sheeted with a compacted 100mm crushed rock base course layer. The surface was then coated with a 14/7mm bitumen two coat seal.

- A pull-over area is being constructed adjacent Dolphin Sands Road about one kilometre in from Swan River Road. Once complete a general area information sign will be erected which was developed by the Dolphin Sands Ratepayers Association.

Profit & Loss
Glamorgan Spring Bay Council
WORKS DEPARTMENT
For the month ended 31 October 2016

	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	$218,853.00	$228,000.00	**-$9,147.00**	**-4.0%**	
OTHER INCOME	$123,798.99	$118,725.00	**$5,073.99**	**4.3%**	
RATES AND CHARGES	$1,087,786.54	$1,079,594.00	**$8,192.54**	**0.8%**	
SHARE OF GENERAL RATE	$1,499,553.00	$1,499,553.00	**$0.00**		
USER FEES	$26,452.95	$25,084.00	**$1,368.95**	**5.5%**	**(1)**
Total Income	**$2,956,444.48**	**$2,950,956.00**	**$5,488.48**	**0.2%**	
Gross Profit	**$2,956,444.48**	**$2,950,956.00**	**$5,488.48**	**0.186%**	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	$451,236.00	$451,236.00	**$0.00**	**0.0%**	
FINANCE COSTS	$1,048.22	$3,030.00	**-$1,981.78**	**-65.4%**	**(3)**
EMPLOYEE BENEFITS	$492,928.03	$504,060.00	**-$11,131.97**	**-2.2%**	
MATERIALS AND SERVICES	$540,190.09	$594,476.00	**-$54,285.91**	**-9.1%**	**(2)**
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	$137,732.50	$143,212.00	**-$5,479.50**	**-3.8%**	
Total Operating Expenses	**$1,623,134.84**	**$1,696,014.00**	**-$72,879.16**	**-4.3%**	
Net Profit	**$1,333,309.64**	**$1,254,942.00**	**$78,367.64**	**6.2447%**	
(1) Minor Variance in dollars					
(2) Under budget at this stage					
(3) Minor dollar variance					

6.3 Manager Regulatory Services, Mrs. Winny Enniss

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

Animal Control
Eleven (11) dogs were registered in October with 865 YTD total. YTD, 1 dog has been impounded, 1 infringement issued, no warnings given, 1 dog surrendered, 2 dogs seized and 1 dog has been euthanized. There have been no lost dog calls and 15 complaints received YTD.

Engineering & Technical Services
This department provides general engineering and technical advice regarding development applications. The department currently consists of 1 contract engineer, with assistance from the Regulatory Services Officer.

Environmental Health
Two (2) food business registrations were renewed this month. Two (2) temporary food registrations and no special plumbing permits were issued for the month. YTD 1 place of assembly licence has been issued, no immunizations have been conducted and there are 9 suppliers of private water. Five (5) food business inspections were carried out this month totalling 36 YTD.

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

Statutory Building
Council received 16 applications for October and approved 23 applications. The building department currently consists of a permanent full time Building Administration Officer and 2 contractors; namely a building surveyor and a plumbing inspector. Applications are being processed within the required timeframes.

Statutory Planning
Council received 31 applications in October and approved 34 applications. Eight (8) applications were placed on section 54 for the month. There were 5 NPR applications for the month with 22 YTD (no permits required). The planning department consists of 1 permanent Manager Planning and Special Projects,1 permanent part time Planning Administration Officer and a portion of the permanent Manager Regulatory Services. Other resources are contracted as required. Whilst applications are taking longer to assess due to the new planning scheme being introduced they are still being processed within the required timeframes.

The new Interim Planning Scheme was declared by the Minister on 29th October 2015 and became operational from 5th October 2015. The new scheme and maps are available online at www.iplan.gov.au or you can go via Council's website at www.gsbc.tas.gov.au.

Bendigo Bank
The Bendigo Bank Agency opened on 21st August 2013 and operates from the Regulatory Services Department. Five staff members are trained to perform the Agency requirements of the Bank. This month there were 93 deposits (239 YTD), 31 withdrawals (139 YTD), 2 transfers (11 YTD), no new account enquiries (4 YTD) and 14 general enquiries (53 YTD). There have been 4 days where no transactions/enquires have occurred for this financial year.

There is a noticeable increase in deposits again this month (the most transactions since opening) coinciding with the closure of the Westpac Agency in Triabunna.

Staffing

A trainee commenced employment within the Regulatory Services Department on 24th October 2016, undertaking Certificate III in Business Administration.

PLANNING	MTD	YTD
Application Received	31	104
Applications Approved	34	110
Placed on Section 54	8	
Applications Refused		
Applications Withdrawn		2
NPR – No Permit Required	5	22
Visitor Accommodation Approvals	8	18
BUILDING		
Application Received	16	66
Applications Approved	23	69
ANIMAL CONTROL		
Dogs Registered	11	865
Kennel Licences Issued/renewed		
Dogs Impounded		1
Dogs Seized		2
Dogs Surrendered		1
Dogs Euthanized		1
Warnings Issued		
Complaints	4	15
Infringements		1
Lost Dog calls		1
Other	1	4
ENVIRONMENTAL HEALTH		
Immunisations		
Food Business Registrations	2	55
Temporary Food Business Registrations	2	5
Food Business Inspections	5	36
Place of Assembly Licences	1	1
Environmental Nuisances		
Abatement Notices		
Notifiable Diseases		
Recreational Water Sampling		
Suppliers of Private Water		9
Water Carriers		
Regulated System Registration		
Major Incidents notified to DPIPWE		
Special Plumbing Permits Issued	6	11
BENDIGO BANK		
Deposits	93	239
Withdrawals	31	139
Transfers	2	11
New Accounts		4
Other	14	53
No of days whereby no transactions/enquiries carried out		4

GLAMORGAN SPRING BAY COUNCIL

APPLICATIONS RECEIVED AND APPROVED FOR October 2016

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

Planning DA No	Type	Location	Description	Status	Received	Resolved
16013	D	RA1000 Dolphin Sands Road, Swansea	Dwelling & Outbuilding	Approved		27/10/16
16033	D	RA159 Sally Peak Road, Buckland	Outbuilding	Approved		12/10/16
16084	D	8/18546 Tasman Highway, Bicheno	Two visitor accommodation units & managers residence	Approved		21/10/16
16093	D	3 Gore Street, Orford	Dwelling	Approved		12/10/16
16112	P	Tasman Highway, Orford	Two outbuildings	Approved		24/10/16
16121	D	4 Mongtomerys Road, Buckland	Quarry	Approved		25/10/16
16140	D	2 Sebastian Rise, Swansea	Outbuilding	Approved		03/10/16
16141	D	RA21 Cambria Drive, Dolphin Sands	Outbuilding	Approved		12/10/16
16145	D	RA15786 Tasman Highway, Apslawn	Addition to dwelling	Approved		27/10/16
16146	D	107 Roberts Street, Triabunna	Dwelling & outbuilding	Approved		12/10/16
16148	D	RA698 Dolphin Sands Road, Dolphin Sands	Dwelling & two outbuildings	Approved		18/10/16
16147	D	21 Esplanade East, Coles Bay	Addition to dwelling & change of use to visitor accommodation	Approved		25/10/16
16149	P	83 Barton Avenue, Triabunna	Adhesion order	Approved		12/10/16
16150	D	RA187 Cambria Drive, Dolphin Sands	Change of use to visitor accommodation	Approved		12/10/16
16152	D	41 Gordon Street, Bicheno	Dwelling	Approved		18/10/16
16156	D	10 Muirs Place, Coles Bay	Dwelling	Approved		04/10/16
16160	D	430 Twamley Road, Buckland	Change of use to visitor accommodation	Approved		05/10/16
16161	D	35 Hazards View Drive, Coles Bay	Dwelling	Approved		12/10/16
16163	D	Bresnehans Road, Little Swanport	Outbuilding	Approved		12/10/16
16164	D	RA374 Rheban Road, Spring Beach	Front fence	Approved		24/10/16

16168	D	2 Murray Street, Bicheno	Change of use to visitor accommodation (one dwelling)	Approved		24/10/16
16174	D	RA81 Rosedale Road, Bicheno	Dwelling	Approved		05/10/16
16175	NPR	196 Court Farm Road, Buckland	Forest Harvesting	Approved		12/10/16
16176	P	RA159 Saltworks Road, Little Swanport	Agricultural building	Approved	04/10/16	24/10/16
16177	NPR	19 Pyke Court, Swansea	Outbuilding	Approved	04/10/16	24/10/16
16178	P	85 Esplanade, Coles Bay	Change of use to visitor accommodation	Approved	05/10/16	27/10/16
16179	NPR	11 Tarelton Street, Swansea	Dwelling	Approved	05/10/16	24/10/16
16180	D	Okehampton Road, Triabunna	Dwelling & outbuilding	In progress	06/10/16	
16181	P	8 Murray Street, Swansea	Change of use to service industry	Approved	06/10/16	24/10/16
16182	D	RA2898 Freycinet Drive, Coles Bay	Addition to building	In progress	07/10/16	
16183	NPR	RA6 Sophie Court, Coles Bay	Home business-nanao brewery	Approved	11/10/16	24/10/16
16184	D	3 Charles Street, Triabunna	Undertake archaeology field school	In progress	13/10/16	
16185	D	Dolphin Sands Road, Dolphin Sands	Dwelling & studio	In progress	14/10/16	
16186	D	22 Tribe Street, Bicheno	Outbuilding & addition to dwelling	In progress	14/10/16	
16187	P	15 Allen Street, Bicheno	Partial change of use to visitor accommodation	Approved	18/10/16	27/10/16
16188	P	Ryans Road, Spring Beach	Outbuilding	In progress	18/10/16	
16189	D	20 Pyke Court, Swansea	Dwelling	In progress	18/10/16	
16190	D	26 Esplanade, Swansea	Dwelling	In progress	26/10/16	
16191	D	RA370 Dolphin Sands Road, Dolphin Sands	Driveway & proposed site for driveway	In progress	24/10/16	
16192	D	1 Mary Street, Orford	Telecommunications facility	In progress	21/10/16	
16193	D	16 Sea Eagle Drive, Bicheno	Dwelling	In progress	21/10/16	
16194	NPR	12 Sunnyview Avenue, Swansea	Addition to dwelling	Approved	25/10/16	25/10/16
16195	D	Melbourne Street, Triabunna	Outbuilding	In progress	25/10/16	
16196	D	RA8 Yellow Sandbanks Road, Dolphin Sands	Dwelling & outbuilding	In progress	27/10/16	

16197	D	13 Sinclair Street, Bicheno	Addition to clubroom	In progress	27/10/16	
16198	D	24 Hazards View Drive, Coles bay	Dwelling	In progress	28/10/16	
16199	D	RA2012 Coles Bay Road, Coles Bay	Addition to dwelling	In progress	28/10/16	
16200	D	Tasman Highway, Bicheno	Outbuilding	In progress	28/10/16	
16201	D	2 Harold Street, Coles Bay	Change of use to visitor accommodation	In progress	31/10/16	
16202	D	RA555 Freestone Point Road, Triabunna	Hotel, restaurant, function facility	In progress	31/10/16	

SUBDIVISIONS SA No					
16010	71 Gordon Street, Swansea	Subdivision into two lots	Approved		12/10/16
16014	Tasman Highway, Swansea	Boundary adjustments	Approved		04/10/16
16015	Bresnehans Road, Little Swanport	Boundary adjustment	Approved		12/10/16
16017	2 Maddie Court, Swansea	Subdivision into 2 lots	In progress	10/10/16	
16018	9/11 Tasman Highway, Orford	Boundary adjustment	In progress	11/10/16	
16019	Old Spring bay Road, Swansea	Subdivision into 6 lots	In progress	17/10/16	
16020	67 Gordon Street, Swansea	3 lot subdivision	In progress	12/10/16	

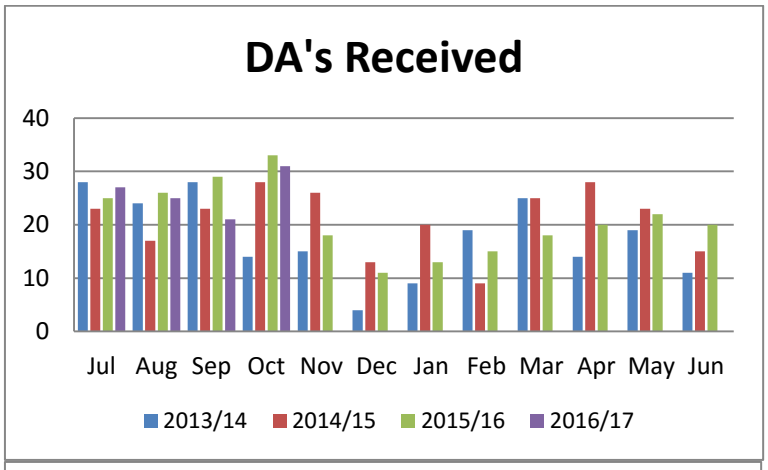
BUILDING BA No					
16027	RA159 Sally Peak Road, Buckland	Storage shed	Approved		13/10/16
16101	19 Esplanade West, Triabunna	Plumbing only	Approved		05/10/16
16102	41 Gordon Street, Bicheno	Dwelling & outbuilding	Approved		19/10/16
16114	79 Tasman Highway, Orford	Outbuilding	Approved		06/10/16
16115	Tasman Highway, Swansea	Dwelling & studio	Approved		05/10/16
16116	RA698 Dolphin Sands Road, Dolphin Sands	Shed with amenities & shipping container	Approved		28/10/16
16117	3 Sebastian Rise, Swansea	Outbuilding	Approved		04/10/16
16118	61 Alma Road, Orford	Alterations & change of use	Approved		06/10/16
16120	Boyle Street, Triabunna	Plumbing only	Approved		05/10/16
16121	RA242 Rheban Road, Spring Beach	Septic tank	Approved		28/10/16

16122	RA23 Ryans Road, Spring Beach	Dwelling & shed	Approved		18/10/16
16126	RA81 Rosedale Road, Bicheno	Septic tank	Approved		13/10/16
16127	RA534 Earlham Road, Rheban	Dwelling	Approved		05/10/16
16128	12 Sunnyview Avenue, Swansea	Deck with verandah	Approved	04/10/16	18/10/16
16129	1 Wedge Tail Circuit, Bicheno	Dwelling with garage under	Approved	04/10/16	05/10/16
16130	RA7 Yellow Sandbanks Road, Dolphin Sands	Shelter & cool room	Approved	06/10/16	25/10/16
16131	40 Francis Street, Swansea	Alterations & additions to dwelling & shed	In progress	10/10/16	
16132	RA159 Saltworks Road, Little Swanport	Shed	Approved	10/10/16	28/10/16
16133	10 Muirs Place, Coles Bay	Dwelling, decks & carport	Approved	12/10/16	19/10/16
16134	RA391 Bresnehans Road, Little Swanport	Shed	Approved	12/10/16	19/10/16
16135	5 West Shelly Road, Orford	Demolition, alterations &additions to deck	Approved	12/10/16	25/10/16
16136	15 Muirs Place, Coles Bay	Garage, carport & retaining wall	In progress	18/10/16	
16137	3 Jetty Road, Orford	Garage, verandah & carport	Approved	18/10/16	19/10/16
16138	45 Foster Street, Bicheno	Shed, carport & deck	Approved	25/10/16	28/10/16
16139	1 Sebastian Rise, Bicheno	Dwelling	Approved	25/10/16	26/10/16
16140	RA1830 Coles bay Road, Coles Bay	Change of use to visitor accommodation	In progress	26/10/16	
16141	31 Hazards View Drive, Coles Bay	Change of use to visitor accommodation	In progress	26/10/16	
16142	16 Mekia Place, Coles bay	Change of use to visitor accommodation	In progress	26/10/16	
16143	RA304 Rheban Road, Spring Beach	2 x Sheds	In progress	28/10/16	

Profit & Loss
Glamorgan Spring Bay Council
REGULATORY SERVICES
For the month ended 31 October 2016

	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	$13,055.00	$10,000.00	**$3,055.00**	**30.6%**	(1)
OTHER INCOME	$5,874.17	$700.00	**$5,174.17**	**739.2%**	(2)
RATES AND CHARGES	$80,380.50	$83,640.00	**-$3,259.50**	**-3.9%**	
SHARE OF GENERAL RATE	$363,060.00	$357,740.00	**$5,320.00**	**1.5%**	
STATUTORY FEES AND FINES	$96,458.08	$108,250.00	**-$11,791.92**	**-10.9%**	(3)
USER FEES	$9,369.50	$10,125.00	**-$755.50**	**-7.5%**	
Total Income	**$568,197.25**	**$570,455.00**	**-$2,257.75**	**-0.4%**	
Gross Profit	**$568,197.25**	**$570,455.00**	**-$2,257.75**	**-0.3958%**	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	$8,032.00	$8,032.00	**$0.00**	**0.0%**	
EMPLOYEE BENEFITS	$133,949.64	$144,876.00	**-$10,926.36**	**-7.5%**	(4)
MATERIALS AND SERVICES	$139,516.20	$117,300.00	**$22,216.20**	**18.9%**	(4)
Total Operating Expenses	**$281,497.84**	**$270,208.00**	**$11,289.84**	**4.2%**	
Net Profit	**$286,699.41**	**$300,247.00**	**-$13,547.59**	**-4.5121%**	

(1) Public Open Space contrbutions above budget
(2) Unexpected commission received re bank
(3) Below budget at this stage expected to on or near budget by end of December
(4) Expected to be on budget at the end of December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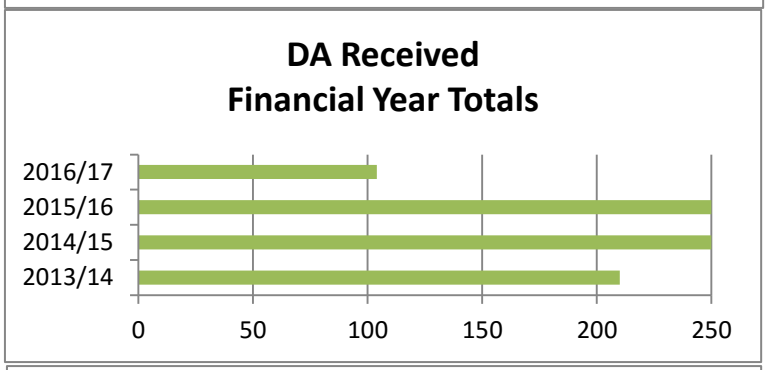
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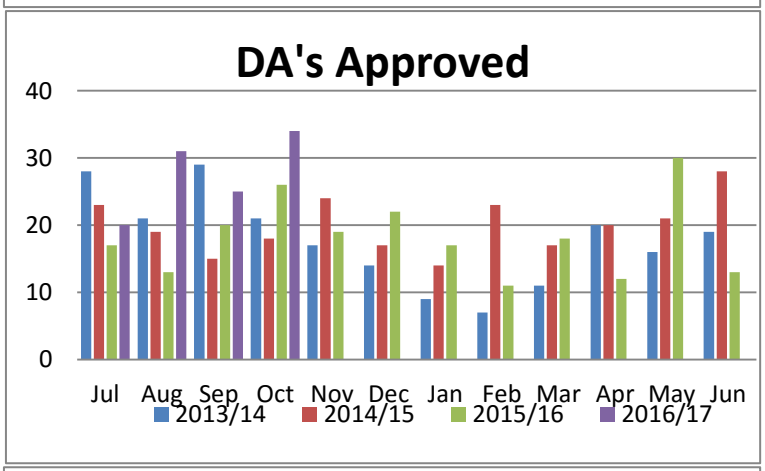
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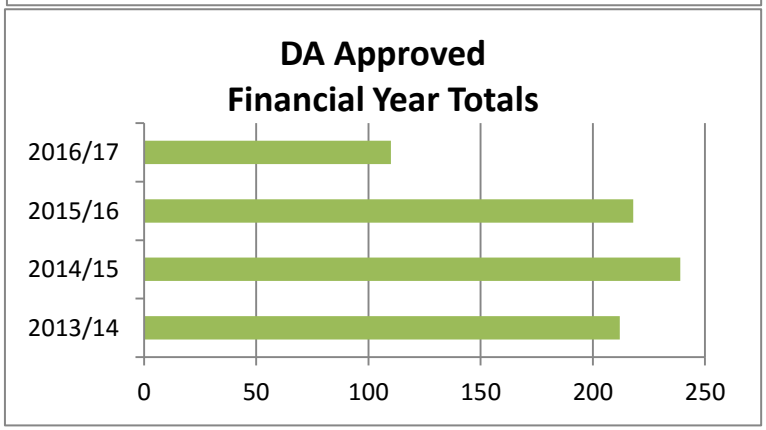
Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun
2013/14 2014/15 2015/16 2016/17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2013/14
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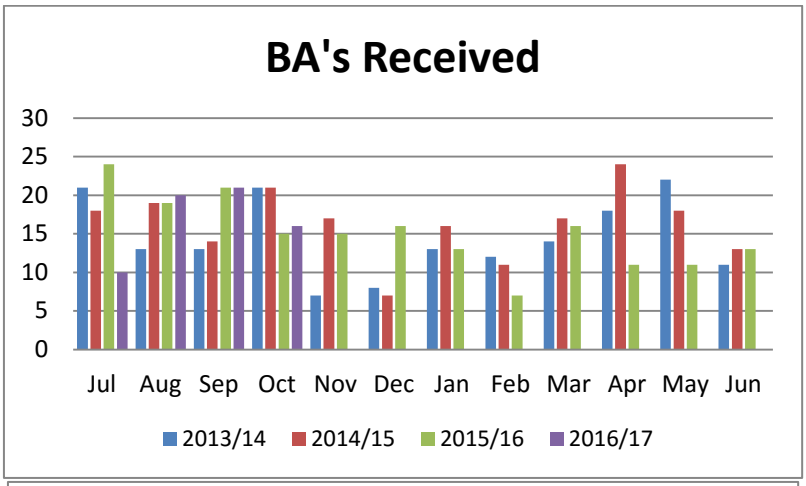
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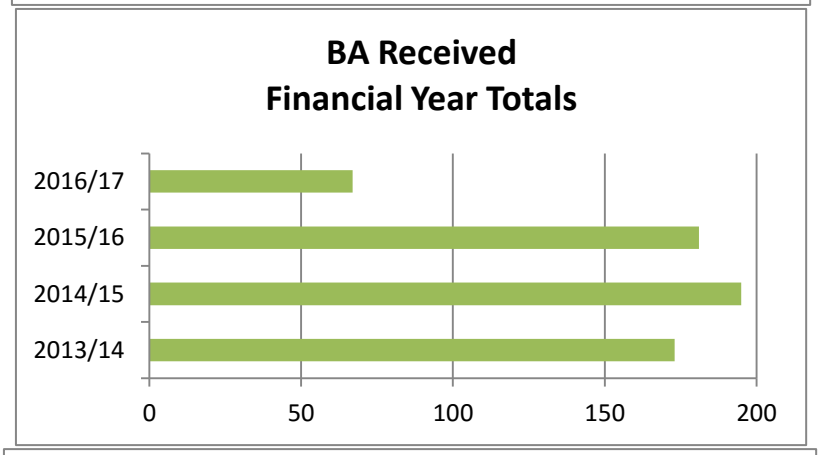
Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun
2013/14 2014/15 2015/16 2016/17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Financial Year Totals
2016/17
2015/16
2014/15
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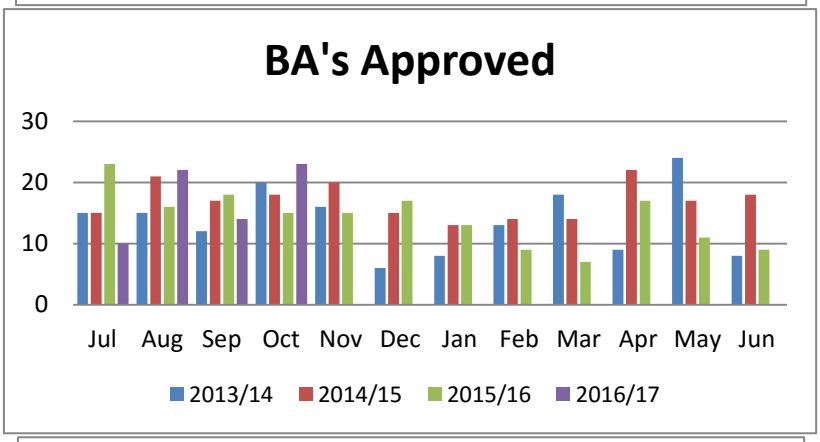
BA's Approved
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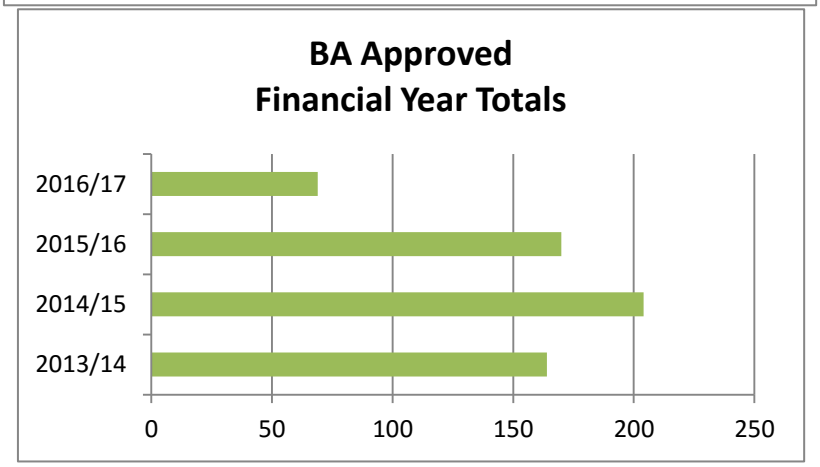
Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun
2013/14 2014/15 2015/16 2016/17


BA Approved
Financial Year Totals
2016/17
2015/16
2014/15
2013/14
0 50 100 150 200 250

6.4 Manager Community Development & Administration, Mrs Lona Turvey

Community Development ·Administration Services ·

Calendar 2017

The 2017 calendar has now been printed and is available from the following outlets:-

- Council Office, Triabunna
- Visitor Information Centres at Triabunna, Swansea and Bicheno
- Orford, Triabunna and Swansea Post Offices
- Gallery Art Spaces, Triabunna
- Spring Bay Pharmacy, Triabunna
- Bendigo Community Bank at Swansea and Bicheno
- Milton Vineyard, Cranbrook
- Kate's Berry Farm, Swansea
- Sea Life Centre, Bicheno
- Iluka Caravan Park, Coles Bay
- Bear Cottage, Swansea
- Bicheno Post Office at The Farm Shed

Seniors' Events

Sixty-two seniors attended a luncheon at the Tandara Hotel on 25th October where they enjoyed a two course meal and were entertained by Swansea singer and guitarist, Steve Kenny.

On 9th November, 43 seniors from Triabunna, Orford and Buckland enjoyed a bus trip to Dysart House at Kempton which is now the home of Redlands Distillery. After enjoying a delicious Devonshire Tea, the group wandered through this former coach inn which was built in 1842 and explored the beautifully maintained gardens and outbuildings. Former owners of Dysart House include actor Rod Liversidge and Leo Schofield who did extensive renovations during his ten years of residence in Tasmania.

Other upcoming seniors events include:

Tuesday, 15th November – High Tea at Meredith House, Swansea.

Sunday, 20th November – Bus Trip to Evandale Market.

Tuesday, 29th November – High Tea at Gallery Artspaces with guest speaker Kathy Mason from Alzheimer's Australia Tasmania.

These events provide a wonderful opportunity for our seniors, a large percentage of whom live on their own or do not drive, to socialize with old friends, make new friends and visit places of interest that they may not otherwise be able to do.

Spring Bay Suicide Prevention Network Memorial Day

The Spring Bay Suicide Prevention Network Memorial Day will be held at Spring Beach on Saturday, 26th November commencing at 11.00 a.m.

The Mayor will welcome everyone to the event and radio personality, Ryk Goddard, will be Master of Ceremonies. Tasmanian featherweight boxing champion, Luke Jackson, will be guest speaker. Luke suffers from obsessive compulsive disorder (OCD) which he says makes his everyday life very hard.

During the ceremony there will be an opportunity to cast flowers on the waters of Spring Beach.

GLAMORGAN SPRING BAY COUNCIL

COMMUNITY SMALL GRANTS PROGRAM

NAME	DONATED	COUNCIL MINUTE
Buckland Community Bush Dances	1,000	103/16
Orford Bowls Club	850	104/16
Orford Golf Club	1,000	105/16
Pademelon Park Wildlife Refuge	1,000	106/16
Winter Challenge	1,000	107/16
Eastcoast Regional Development Organisation	1,000	113/16
Ten Days on the Island Festival 2017	1,000	114/16
Bicheno Sesquincentennial Celebration	1,000	132/16
Earth Ocean Network Inc.	1,000	133/16
Total	**8,850**	

Profit & Loss
Glamorgan Spring Bay Council
COMMUNITY DEVELOPMENT AND ADMINISTRATION
For the month ended 31 October 2016

	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	$0.00	$0.00	**$0.00**		
OTHER INCOME	$1,536.28	$2,600.00	**-$1,063.72**	**-40.9%**	**(1)**
SHARE OF GENERAL RATE	$584,300.00	$584,300.00	**$0.00**	**0.0%**	
Total Income	**$585,836.28**	**$586,900.00**	**-$1,063.72**	**-0.2%**	
Gross Profit	**$585,836.28**	**$586,900.00**	**-$1,063.72**	**-0.1812%**	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	$8,000.00	$8,000.00	**$0.00**	**0.0%**	
EMPLOYEE BENEFITS	$123,549.11	$129,251.00	**-$5,701.89**	**-4.4%**	
MATERIALS AND SERVICES	$40,619.51	$30,600.00	**$10,019.51**	**32.7%**	**(2)**
Total Operating Expenses	**$172,168.62**	**$167,851.00**	**$4,317.62**	**2.6%**	
Operating Profit	**$413,667.66**	**$419,049.00**	**-$5,381.34**	**-1.2842%**	

(1) Minimal dollar variance

(2) Timing differences related to payments

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

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

Public Amenities and Buildings:

- General building maintenance to all buildings is carried out when required.

- **Triabunna Gatehouse**
  Construction is continuing to build the Triabunna Gatehouse at the Highway entrance to Triabunna.

  The exposed aggregate concrete slab has been placed and the main steel frame has been installed. In-ground plumbing and electrical cabling have been installed underground. The lettering "Triabunna Gatehouse has been welded along the gable roof line and the roof sheets are being installed along with the main frame for the toilets.

  This new building when complete will have a large glass front display area, toilet facilities including disabled accessible facilities, a satellite visitor information hub and an undercover sitting area. The stylish design of the building should encourage visitors to turn off the highway into Triabunna. The displays at the Gatehouse will encourage visitors to explore further into the township and port complex.

Triabunna Gatehouse under construction

- **Raspins Beach**
  Construction of a new sailing boat storage facility with amenities at Raspins Beach Orford has commenced. The concrete slab has been placed and the in ground plumbing installed. The main steel beams and timber frames are being constructed. The three roller doors and steel colour bond roof sheeting have been fitted. This facility will house the Triabunna District High Schools Training sail boats. Toilets & change rooms are included in the design.

- **Swansea Loo with a View**
  Preliminary plans for the Swansea Loo with a View toilet facility are currently being reviewed based on community feedback. The architect Ross Brewin is looking at alternative positions at the designated site whilst still maintaining the overall design.

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

MARINE INFRACTRUCTURE:

Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.

- **Swansea Elevated Boat Ramp**
  MAST has secured funding from the Federal Government for the additional funds required to build the new elevated boat ramp at Swansea. Now that the extra funds are secure MAST has advertised for expressions of interest for this construction. This new boat ramp will provide recreational boaters with an all tide launching and retrieval facility. The elevated two lane road access to the launching facility will run alongside the existing pier to deeper water.

Triabunna Wharf and Marina:

- Ongoing general maintenance and inspections are carried out as required.

- Construction work to extend the Triabunna Wharf between the existing wharf and the new commercial berths (stage 2) will continue when materials have been supplied. Excavation work for this project has been completed. Tas Marine Construction will be doing the installation work.
  Bennett's petroleum has been awarded the contract to supply the diesel fueling facility at the new wharf extension. They will be installing a 30,000 litre diesel holding tank above ground adjacent to the wharf extension. The fuel will be dispensed via a credit card operated bowser on the wharf.

- Excavating work to dredge Vicarys' Inlet is continuing for Stages 3 and 4 of the Triabunna Marina expansion. A large quantity of silt and sandstone material is being removed to give us the depth needed for the berths to be installed. These stages will provide an additional 35 berths to the marina when completed as well as an additional 11 berths for small vessel casual berthing.

- Crown Land Services and the Environmental Protection agency have given Council approval for these works.

- Gary Laredo our new Port Control Officer has been settling into his new position. The contract includes invoicing and collecting casual berthing fees as well as cleaning and the monitoring of CCTV footage for security purposes.
  Stan Berry, our current Harbour Master has been working alongside Gary to help with the transition.

Prosser River:

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

Council Marine Infrastructure	
Public Boat Ramps throughout Municipality	14
Fishing Boats paying yearly fee at the Triabunna Wharf	6
Marina Berths occupied by Commercial Fishing Boats (Triabunna)	20
Marina Berths occupied by Recreational Boats (Triabunna)	32
Marina Berths occupied by Ferries or Tour Boat operators	3
Waiting list for Commercial Fishing Boat Berths (Triabunna)	2
Waiting list for Recreational Boat Berths (Triabunna)	28

Glamorgan Spring Bay Council BUILDINGS AND MARINE INFRASTRUCTURE For the month ended 31 October 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
OTHER INCOME	$404.55	$3,040.00	-$2,635.45	-86.7%	(1)
SHARE OF GENERAL RATE	$421,680.00	$421,680.00	$0.00	0.0%	
STATUTORY FEES AND FINES	$50.00	$0.00	$50.00		
USER FEES	$165,268.32	$167,480.00	-$2,211.68	-1.3%	
Total Income	**$587,402.87**	**$592,200.00**	-$4,797.13	-0.8%	
Gross Profit	**$587,402.87**	**$592,200.00**	-$4,797.13	-0.8101%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	$84,060.00	$84,060.00	$0.00	0.0%	
EMPLOYEE BENEFITS	$36,979.43	$38,952.00	-$1,972.57	-5.1%	(2)
FINANCE COSTS	$20,612.77	$20,613.00	-$0.23	0.0%	
MATERIALS AND SERVICES	$82,150.08	$65,250.00	$16,900.08	25.9%	(3)
Total Operating Expenses	**$223,802.28**	**$208,875.00**	$14,927.28	7.1%	
Net Profit	**$363,600.59**	**$383,325.00**	-$19,724.41	-5.1456%	
(1) Minimal Dollars					
(2) Below budget at this time					
(3) Some items need capitalising					

6.6 Manager Natural Resource Management, Ms Melanie Kelly

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

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

We completed our 16/17 project plan proposals for NRM South and await contract sign off. The following projects have been approved:

- Moulting Lagoon brochure re-print
- South Esk Pine (*Callitris oblonga)* recovery actions
- Habitat trees project
- Coles Bay threatened species interpretation sign and community event
- Moulting Lagoon on-ground works
- East Coast shorebird program
- World Wetlands Day event
- Zone A weed control on Crown Land in Bicheno

The installation of the Whale Trail interpretation signs is nearly complete. Work is also underway in collaboration with Break O'Day Council and State Growth to develop directional signage to the Whale Trail sites. A reprint of the Southern Right Whale Connies Card and two new whale cards is underway.

Bushwatch
A trial project to address illegal firewood harvesting is to be developed by NRM South in collaboration with key stakeholders including Forestry Tasmania, PWS, DPIPWE and Tasmanian Conservation Trust and selected councils. We have expressed our interest in participating.

The most recent Catalyst program on ABC highlighted the success of the nest boxes installed for the Swift with birds already hatching chicks in the boxes and also nesting in the created hollows

Continue to implement the GSB Weed Management Plan.
Response to requests for advice and support around weed issues is ongoing.
Weed Notifications continue to be issued as required. 20 Requirement Notices have been issued to date. Follow up is ongoing.

Council weed officers have had a busy time with Capeweed control and with steam weeding given the great flush of growth.

Weed control work along the Tasman Hwy and other State Growth managed roads is ongoing.

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

The co-funded Catchments To Coast program with NRM South and associated projects for 16/17 and 17/18 has been finalised and contracts are almost completed.

Staff have commenced work on the approved projects.

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

Continue to support the GSB NRM Committee as a key link between Council and the community on NRM issues, as well as supporting other community groups with NRM objectives.
GSB NRM Committee
GSB NRM Committee meeting no.53 was held on 9th November at the Iluka Tavern in Coles Bay. The minutes of meeting no.52 are included on this agenda.

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

Landcare Tasmania
A meeting was held with Landcare Tasmania CEO to discuss how we can further strengthen our long standing relationship and to get an insight into some new programs and directions that they are progressing.

Continue to work and develop partnerships with Parks and Wildlife Service, Crown Land Services, TasWater, DPIPWE, Department of State Growth, service providers, contractors and other agencies with regards to NRM values on public land.
Parks and Wildlife
In discussions regarding World Wetlands Day at Devils Corner on Moulting Lagoon in 2017 and also regarding this years weed control work around the lagoon.

Initial discussions underway regarding two Discovery Ranger events proposed by PWS for Bicheno and Triabunna in early 2017.

Crown Land Services
Two day site visit planned with Crown Land Regional Property Officer (South) to review a number of NRM related issues on Crown Land throughout the municipality.

Tasmanian Fire Service
In early discussions with TFS and DSRA regarding developing a Bushfire Mitigation grant application for a project at Dolphin Sands.

Continue to participate in a range of climate change mitigation and adaptation initiatives, including the implementation of the Climate Change Corporate Adaptation Plan (CCCAP).
Communities and Coastal Hazards Project
Councillor workshop scheduled for early December involving the Department of Premier and Cabinet. The focus will be on work underway at a state level, other key areas at risk in the municipality and the work that other councils are doing in this space to assist in determining a way forward for Glamorgan Spring Bay.

Continue support for annual community events such as National Tree Day, Clean Up Australia Day, Tidy Towns as well as other markets, festivals and school activities.
Attended the inaugural Bicheno Earth and Ocean Network Environmental Expo. This was a very successful event that we were pleased to participate in and EON are very keen to make it an annual event.

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

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

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

Continue to work with Council's Works Department, community and other relevant agencies in the strategic management of Council owned, leased and licensed public reserves, with a particular focus on the protection of natural assets through the implementation of vegetation management plans for reserves in each town.
Ongoing

Development and implementation of action plans, strategies and policies in consultation with relevant sections of Council and other key stakeholders. In particular the Native Flora and Fauna Management Plans, Weed Management Plan and Catchment Management Plans.
Ongoing

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

Four staff members have almost completed their Certificate III in Horticulture studies. NRM Manager is undertaking Certificate IV in Companion Animal Services. All staff will be undertaking First Aid Training in November.

Profit & Loss
Glamorgan Spring Bay Council
NRM
For the month ended 31 October 2016

	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	$0.00	$18,000.00	-$18,000.00	-100.0%	(1)
OTHER INCOME	$802.00	$1,600.00	-$798.00	-49.9%	(2)
SHARE OF GENERAL RATE	$227,000.00	$227,000.00	$0.00	0.0%	
USER FEES	$13,018.50	$8,000.00	$5,018.50	62.7%	(3)
Total Income	**$240,820.50**	**$254,600.00**	-$13,779.50	-5.4%	
Gross Profit	**$240,820.50**	**$254,600.00**	-$13,779.50	-5.4122%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	$5,668.00	$5,668.00	$0.00	0.0%	
EMPLOYEE BENEFITS	$89,110.45	$93,737.00	-$4,626.55	-4.9%	
MATERIALS AND SERVICES	$12,412.30	$12,300.00	$112.30	0.9%	(3)
NRM OFFSET ACCOUNT	$0.00	-$27,809.00	$27,809.00	100.0%	(4)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	$760.00	$2,168.00	-$1,408.00	-64.9%	(5)
Total Operating Expenses	**$107,950.75**	**$86,064.00**	$21,886.75	25.4%	
Operating Profit	**$132,869.75**	**$168,536.00**	-$35,666.25	-21.1624%	
(1) Timing					
(2) Minimal Dollars					
(3) Private works ahead of budget					
(4) Not journaled as yet					
(5) Minimal dollar variance					

Recommendation:
That the Management Reports be received and noted.

7. Minutes of Section 24 Committees

COMMENTS:

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

7.1 Coles Bay Community Centre Committee Meeting, September 2016 (Draft).

7.2 Triabunna Community Hall Committee Meeting, July 2016.

7.3 Triabunna Community Hall Committee Meeting, October 2016 (Draft).

7.4 Orford Community Hall Committee Meeting, November 2016 (Draft).

7.5 NRM Committee Meeting Minutes, September 2016

David Metcalf
General Manager

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

7.1 Coles Bay Community Centre Committee Minutes (Draft)

Coles Bay Community Centre Committee Meeting
Monday 26 September 2016
Commenced at 1600

Present: Councillor- Jenifer Crawford, Jen Hackett, Bec Alexander, Nigel Cairns, Ann Melrose, Laura Cuthill
Apologies- Mark Kelly

General Business

Resignation Jenifer Crawford as Chair person.
Motion: Moved Anne Melrose and second by Beck Alexander that Jenifer Hackett will temporarily take on chairperson until further notice

Freycinet challenge October 15th 2016. SES will Hire the hall. Jen Hackett to follow up and manage payment.

Hall Plans. Agreed to go ahead with current plans. Jen to follow up with Adrian O'leary.

Jen Hackett to follow up with Adrian O'leary
-Underpinning update
-Lighting in new store room. (risk and liability concern.)
-Exposed wiring in in kitchen requiring attention/ convert to power points. (risk and liability concern.)
-Lock for new door in upstairs storage room.

Treasurers report

Current account Balance $11060.80 as at 26/9/2016
Motion moved by Anne and second by Nigel that shelving is purchased for new store room.
Motion moved by Anne and second by Beck the purchase of 9 plastic regular size plastic tubs and 3 large size plastic tubs for kitchen storage.

Meeting concluded at 17.40
Next meeting Monday 28th November 4pm.

7.2 Triabunna Community Hall Committee Minutes

Triabunna Community Hall (TCH) Committee Meeting		
18/7/16	05:30pm	TCH
Meeting called by	Jenny Woods	
Type of meeting	Committee Meeting	
Chair	Jenny Woods	
Minutes	Gavan Barber	
Attendees	Jenny Woods, David Kirk, Keri Handley, Gavan Barber, Judy Mollineaux, Malcolm Bishop, Tony Pollard	
Apologies	Howard Harris, Kaylene Lee	

Minutes of last Meeting 2/5/16
Acceptance of Minutes 2/5/16 MOVED – Keri Handley SECONDED – Judy Mollineaux CARRIED - Unanimously

Business arising from last minutes

1. Tony queried the outcome of the MOTION to donate the old billiard table to Prosser House – result is that Prosser house doesn't want it.
   ACTION ITEM: Gavan to ask Adrian O'Leary to send an email to all Council staff to see if anyone wants it.
2. Keri raised the issue of the Hall Hire Schedule – at last Council meeting there was a change to Hall Hire Fees set for the new financial year. She wanted to establish whether we would be going to the new fee schedule and it was determined that we would adopt the new schedule of fees. An example is what used to be the minimum hire fee of $4.00 is now $10.00; this is to be discussed in full at the next meeting.
   ACTION ITEM: Fees and Charges to be an Agenda item at next meeting
3. Malcolm reported that Janelle Hall is no longer going to hire the TCH for Tap Dancing. Janelle cannot get sufficient people to make it financially viable.
4. New Committee member – Following the Chairperson's invitation to Kaylene Lee to join committee and the subsequent receipt of Kaylene's letter of application at the last meeting, Jenny reported that she had spoken to fellow GSB Councillors and checked the Section 24 Guidelines. She decided there is nothing to suggest that Kaylene could not join the Committee. Both David and Tony were concerned that 9 people on a hall committee was a large number, but Jenny stated that, as Council's Guidelines for Section 24 Committees allow for 11 people on Section 24 Committees, having an extra person (making the number on this Committee 9) was not an issue, and that because Kaylene was also a Hall user, she was to be accepted as a new Committee member.

Business arising from last minutes (contd)

4. (contd) There have been no concerns with Kaylene becoming a member of the committee – it is simply a matter of the committee numbers.
   David wanted it noted that he did not agree with having an extra member on the committee.
5. Gavan raised the issue of Hall security, reporting that Meals on Wheels (MoW) volunteers have left the building unlocked on 3 occasions recently. Gavan has raised the issue with Kaylene and she assured him she would make sure that the volunteers ensured the doors were locked when leaving. Gavan suggested that the MoW freezers be moved into the loading bay and that the use of 2 freezers be rationalised. To be suggested and discussed with Kaylene.
6. Keri reported that she had purchased replacement vacuum cleaner bags and requested reimbursement of $14.50 (See Reimbursements, below)

Correspondence

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

Financial Report

As at 15/7/16 balance of Triabunna Hall Committee account:
$2,999.59 as per circulated financial statement.
Tony queried why there was only the one expenditure item – where was the payment for the tables and the vacuum cleaner? Gavan explained that these amounts are to be paid to the Council and the cheque to pay these amounts was signed on the morning of this meeting (18/7/16).
Acceptance of Financial Report
MOVED: Keri Handley
SECONDED: Tony Pollard
CARRIED: Unanimously

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

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

TCH Committee badges
Keri discussed the idea of having a badge to identify Committee members at functions in the Hall as a means of letting people know who to approach to talk about the Hall and its facilities, availability, etc. David suggested it would be beneficial to have a badge with a name so that people know who they are talking to; Jenny stated that she wouldn't want names on the badges. If we go with badges they should be kept at the Hall so that they are available when needed. ACTION ITEM: Keri to make enquiries to Council as to their badge supplier and cost, also to get a quote from the person she has been liaising with - for discussion at next meeting

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

Security
The issue of doors being left unlocked was raised and Tony suggested that the Hall Hire Agreement form be amended to include a bold font section highlighting the issue of security. ACTION ITEM: Jenny will send an email (on behalf of the Committee) to all Council staff asking them, that if they enter the TCH to be aware that the doors have weather strips that can make them hard to close properly, and to double-check that the doors in the Hall are locked correctly and securely whenever they leave.

Business Cards
Keri showed everyone the latest prototype of the TCH business card that Patricia Kirk has designed. The latest design reflects the Hall colour scheme and was generic in style – no names on the card. Discussion ensued. ACTION ITEM: Keri will go back to Patricia with design alterations as discussed (landscape layout, altered logo, etc.) for her professional recommendations. Keri will then email any further draft designs to the Committee. The Committee noted its gratitude to Patricia for all her work so far on the design of the cards.

Other Business

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

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

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

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

Meeting Closed	
Meeting closed at 7:06pm	

7.3 Triabunna Community Hall Committee Minutes (Draft)

Meeting Minutes

Opening
The regular meeting of the Triabunna Community Hall Committee was called to order at 5:35pm on 31/10/16 in Triabunna Community Hall by Chairperson Councillor Jenny Woods.

Present
Chairperson Councillor Jenny Woods, Judy Mollineaux, Keri Handley, Kaylene Lee, David Kirk, Tony Pollard, Howard Harris (left meeting at approx. 7pm after Tas Community Fund topic), Secretary/Treasurer Gavan Barber

Apologies
Malcolm Bishop

Approval of Minutes
Incorrect version of the minutes of 18/7/16 was submitted to Council for the Council Agenda – this was withdrawn from the Agenda. The amended minutes were distributed to Committee members, but failed to reach the Council. There was some discussion regarding the latest version of the minutes and a minor correction was made and the minutes will be accepted as amended.

MOVED: Gavan
SECONDED: Keri
CARRIED: Unanimously

Business Arising from Minutes

- Moving Meals on Wheels freezers to loading bay – this issue was discussed with Kaylene and it is OK with her.
  Discussion as to whether the move would meet food safety standards.
  MOTION: that we get the approval of the Council's Food Safety Officer for the move.
  MOVED: Jenny
  SECONDED: Judy
  CARRIED: Unanimously
- Contacting Dark MOFO and Festival of Voices re using the Hall as a venue is to be followed up when the dressing rooms are closer to completion.
- Painting of new air-conditioning vent can proceed as we now know the colour of the paint.
- Discussion re User Pays for the air-conditioning to take place in a later meeting. Gavan to discuss with Adrian O'Leary and get copies of the Aurora accounts to see what the costs are.
- Gavan checked the cost of kitchen tidies through Council and it is considerably cheaper to buy them from the Reject Shop.

- Discussion re badges for Committee members
  MOTION: that badges similar to what Council employees have that say 'Triabunna Community Hall Committee Member' to be obtained by Council and kept at the Hall to be worn by any Committee member attending a function at the Hall.
  MOVED: David
  SECONDED: Keri
  CARRIED: Unanimously
- Business Cards – this discussion to take place in Other Business.
- Judy wished to thank the Committee for the loan of the trestle tables to PUBS for their weekend book sale at the Orford Hall.
- Fees and Charges Schedule - this discussion to take place in Other Business.

Correspondence

- Acquittal letter received from TCF for Grant Round 26 – tabled
- Final Report sent to TCF for Grant Round 31 – tabled
- Email from Malcolm re hiring the old Hall chairs to Rotary on a long term loan for $50 – tabled
  Rotary are interested in buying the chairs if the Committee is interested in selling them.
  MOTION: that the chairs are sold to Rotary for $50, with the approval of Council.
  MOVED: Howard
  SECONDED: David
  CARRIED: Unanimously
- $50 received from Kaylene to pay for Meals on Wheels use of Hall for 2016.
- 2017 booking schedule received from Spring Bay Yoga – tabled.
- 2017 booking schedule from The Orford Odeon – to be emailed to Committee members.

Financial Report

Balance in account at date of meeting is $2,488.90

Acceptance of report:

MOVED: Gavan
SECONDED: Judy
CARRIED: Unanimous

New Business

- **Formatting of Minutes**
  Discussion re formatting of minutes – the consensus is that the Minutes need to be less verbose and it was decided to reformat the Minutes to a dot point format.
- **Hall Security**
  Discussion about doors being left unsecure – problem seems to be that some people are not checking that the doors are locked securely when leaving the Hall. Meals on Wheels have placed a notice on their freezer to tell their volunteers to lock the outside kitchen door securely.
  ACTIONS: David to make signs, advising people to make sure that the doors are locked securely when they leave, to be installed on the inside of kitchen and loading bay external doors.
  Jenny to ask Adrian O'Leary to make sure that all external door locks are working properly.
- **Odeon Schedule 2017**
  Schedule to be emailed to Committee members
- **Tagging of electricals**
  Keri raised the issue that the tagging of electrical equipment in the Hall is overdue.
  ACTIONS: Jenny to ask Adrian O'Leary to organise the tagging of equipment and advise Gavan when this is happening.
- **Wet Floor Signs**
  Keri raised the issue that we should have some 'wet floor signs' to use when the floor is mopped.
  ACTION: Jenny to ask Council as to availability of 3 signs.
- **Spring Bay Yoga Schedule 2017**
  Keri handed in the schedule in Correspondence – the only alteration is that the Wednesday morning class is moving to Friday morning.
- **Tas Community Fund Application 2017**
  We need to get some quotes for kitchen upgrades, including installation of appliances.
  ACTION: This can be discussed at the next meeting
- **Howard Harris left meeting at 7pm**
- **Continuing Works**
  Works yet to be completed – dressing room benches, painting of backstage floor, theatre lighting installation, painting air-conditioning vent.
  ACTION: This work is aimed to be completed by the end of the year.

Other Business

- **Hall Hire Fees**
  Jenny to ask Council about power bills for Hall.

Gavan to get copies of power bills to ascertain costs.
This item to be held over to extra ordinary meeting to be called.

- **Items donated by Meals on Wheels**
  Kaylene presented a list of items that Meals on Wheels has donated to Triabunna Community Hall
  ACTION: the Committee expresses their gratitude to Meals on Wheels for their generous donation.
- **Birds in roof**
  Keri brought up the issue of birds in the roof of the Hall.
  ACTION: Gavan has reported this to Adrian O'Leary and the people installing the roof on the Gatehouse will inspect the Hall's roof and seal up any areas that birds can gain entry. Gavan will follow this up with Adrian.
- **Business Cards**
  Discussion over whether we have business cards for Committee members and what design they would be.
  MOTION: That the Committee has business cards.
  MOVED: Jenny
  SECONDED: Keri
  FOR: Jenny, David, Kaylene, Keri, Gavan **AGAINST:** Tony, Judy

  Vote for using the design element on the business card.
  FOR: David, Keri Kaylene, Gavan **AGAINST:** Jenny, Tony, Judy

  Vote for left or centre justified.
  Left justified was decided

  It was noted that the business cards must have admin@freycinet.tas.gov.au, www.gsbc.tas.gov.au and (03) 6256 4777 as the contact details.

  ACTION: letter of appreciation to be sent to Patricia Kirk for her work on the business cards.

Agenda for Next Meeting

- **Hall hire Fees**
- **Hall Logo**

Adjournment

Meeting was adjourned at 7:20pm by Chairperson Councillor Jenny Woods. The next meeting (extra ordinary meeting) will be at 5:30pm on date to be advised, in Triabunna Community Hall.

Minutes submitted by: Gavan Barber

Approved by: Jenny Woods

7.4 Orford Community Hall Committee Minutes (Draft)

GLAMORGAN SPRING BAY COUNCIL

Orford Community Hall
Section 24 Committee Meeting

MINUTES *(draft)*

MEETING HELD – *Tuesday 8th November 2016, Triabunna Council Office*

MEETING OPENED

The Committee Chairperson welcomed members and declared the meeting open at 5.15pm.

PRESENT:

Tony Pollard (Chairperson), Angela Higgs (Secretary), Nicole Hobden (Treasurer), Tracey Castle, Lona Turvey and Clr Jenny Woods.

APOLOGIES:

Nil

CONFIRMATION OF LAST MINUTES- (8TH August 2016)

Moved: Clr Jenny Woods Seconded: Nicole Hobden

CARRIED

MATTERS ARISING FROM PREVIOUS MINUTES:

1. **Dishwasher** – Purchased and to be installed in November
2. **Hall Chairs** – Purchased and delivered
3. **Stormwater grate at entrance** – Cleaned out
4. **Kitchen Light** – Repaired and checked for safety
5. **Hall Advertising** – Notice placed on front window with Hall hiring details

GENERAL BUSINESS:

1. **Hall Extensions**
   Committee was presented with two design options.
   Discussion took place and Tony is to make changes to the floorplan in line with ideas raised and distribute back to Committee for comment.
   Committee decided to apply for funding through 'Tas Community Fund' at the next round of submissions to assist with progressing the Hall extensions.
   Tony to prepare the Tas Community Fund submission for Committee approval prior to submitting.

2. **Fees and Charges**
Committee discussed Council's 'Fees and Charges 2015-16' and agreed that the adopted fee structure would still be appropriate for the Orford Community Hall for the 2016-17 financial year.
Discussion continued that when Council transfer the responsibility of electricity accounts to the Hall Committees, income and expenditure are reviewed after the first 12 months to ensure operational costs are fully covered.

CORRESPONDENCE – Nil received

TREASURERS REPORT

Opening Balance	$9,405.51	
Income	$0.98	Bank interest
	$200	AEC Hall Hire
Expenditure	$361.82	Vacuum Cleaner
Closing Balance	**$9,244.67**	

Recommendation
That the Treasurers report dated 31st October 2016 for the Orford Community Hall is accepted.

Moved: Clr Jenny Woods Seconded: Angela Higgs

CARRIED

NEXT MEETING February 2017 – to be advised

There being no further business, the meeting was declared closed at 5.45 p.m.

Following the meeting, the Committee met at the Orford Community Hall to view the new chairs and to walk over the site to discuss building extension plan options.

Confirmed …… Date ……..

Chairperson

7.5 NRM Committee Minutes, September 2016

NRM

Glamorgan Spring Bay
Natural Resource Management

GSBC NRM Special Committee Meeting # 52 Minutes

Devils Corner
Wednesday 21st September 2016, 10:30am.

1.0 PRESENT

Present: David Tucker (Chair), Terry Higgs (Catchments to Coast Coordinator), Cynthia Maxwell-Smith (GSBC Sustainability Officer), Nicky Meeson (GSBC Biodiversity Officer), Amanda Brooks (GSBC Weed Officer), Rosie Jackson (GSBC NRM Administration), Councillor Bertrand Cadart, Jane Wing (Orford Community Group), Diana Nunn (Coles Bay), Gary Stoward (Dolphin Sands Ratepayers Assoc.), Ben Fleer (Brown Brothers Devils Corner Vineyard), Lyndel Wilson (NRM South), Derek Madsen (*Banwell*).

Guests: Jill Jones (Department State Growth), Dave Richardson (Road Network Supervisor/Customer Service Officer, State Roads Division, Department of State Growth), Matt Davis (Department State Growth).

2.0 APOLOGIES

Mel Kelly (GSBC Manager Natural Resources), Kate Hibbert (Department of Defence), Alan Morgan (Coles Bay), Kath Hitchcock (PWS Triabunna Field Centre), Cassie Melrose (MelShell Oysters), Judy Broadstock (Bicheno).
The Chair welcomed Amanda and the guests from the Department of State Growth, and thanked Ben for providing the meeting venue.

3.0 CONFIRMATION OF PREVIOUS MINUTES

Confirmation of previous minutes from GSB NRM Committee meeting no. 51.
Moved: Jane Wing. ***Seconded:*** Ben Fleer. *Carried unanimously.*

4.0 MATTERS ARISING FROM THE MINUTES OF LAST MEETING.

Circulate the Tassal PowerPoint presentation to Committee members via email, for their information. Done.

Circulate the new TOR to Committee members via email. Done.

Present to the Committee at the next meeting regarding illegal rubbish dumping research and reports published by the EPA in NSW. Cynthia will be presenting at today's meeting.

Invite the northern and southern Stornaway supervisors to attend a future Committee meeting to discuss hygiene, wash down and slashing. Department of State Growth staff are attending today's meeting.

Remove Bicheno GPT sign and store until a decision is made about the future of the GPT. The sign has been removed. Bicheno staff noted that the GPT is broken, and it does not currently capture anything, it all washes out to sea. Terry and Cynthia to look into the award winning GPT installed at Glenorchy.

Invite a representative from CLS to attend a future Committee meeting to discuss Bagot Point and Crown Land in general. An invitation has been sent. Hopefully a CLS representative will be able to attend a future meeting. Mel to follow up.

Follow up again with the new Chair of the ECPPA regarding ECPPA representation on the Committee. Mel has followed up with an email. No reply received to date.

Follow up with CLS regarding a site visit to Rice Pebble Beach Crown Land Reserve to inspect the ongoing illegal vegetation clearing. In process.

Follow up with Regulatory Services Manager regarding the emptying of the Coles Bay slipway drain. In process.

Invite the General Manager to the next NRMC meeting to discuss the proposed dam on the Brushy Plains Rivulet for additional supply of water to the south of the municipality. In process.

5.0 COMMITTEE CORRESPONDENCE

- 19/6/2016 Letter to GSBC GM, regarding erosion and sedimentation from Solis
  No reply received to date.
- 21/6/2016 Letter to GSBC GM, regarding native vegetation clearing in public reserves in Orford and Triabunna.
  No reply received to date.

Given that native vegetation clearing in public reserves in Orford and Triabunna has occurred again in recent weeks, David agreed to follow up with another letter to the GM.

Terry noted that internal, informal discussions have been had with the Works Manager about how to address these concerns. A meeting will be held soon with all the key people attending, and Terry is working with the Works Manager to facilitate some in house training for Parks and Gardens staff.

Bertrand offered to talk to the GM about the concerns raised by the Committee.

6.0 BUSINESS ARISING FROM CORRESPONDENCE

Nil further.

7.0 GUEST SPEAKERS, DEPARTMENT STATE GROWTH; HYGIENE, WASH DOWN & SLASHING PERTAINING TO STATE GROWTH MANAGED ROADS/ROADSIDES

Jill Jones, Matt Davis and Dave Richardson from the Department of State Growth.

Jill reported that the new weed plan and strategy is nearly finalised. Current priorities include eradication of grasses such as African lovegrass and Texan and Chilean needle grass.

DSG are currently working with Stornaway to get more weed contractors on their books. The ongoing collaboration with GSBC has been very successful. However, there will be less funding this year than in previous years.

Matt noted that they have a limited budget, and they have to prioritise funding across the state while taking into account the willingness of each Council to support the weed control activities. DSG would like to use the collaboration with GSB as a model.

In regards to hygiene, signage will be installed in the next two months. A procedure statement will then need to be written, GSB is welcome to have input into this statement.

Dave noted that because hygiene/wash down is self-regulated, they will continue to ask contractors about their practices, as well as continuing to educate contractors about good hygiene/wash down practices and why it is so important. Hygiene/wash down is written into contracts. DSG advise contractors that they will find out if wash down is not being done, because they know people are watching the contractors.

In regards to the north of the municipality, Dave is happy to work with GSBC in regards to slashing direction (ie. North to South, East to West).

Lyndel noted that NRM South works with Biosecurity Tasmania and other members of the Biosecurity Network to plan biosecurity initiatives. This includes working with contractors.

Jill noted that DSG will also be rolling out signage for priority weed sites, to indicate to contractors that roadside activities are limited in these areas.

Nicky asked if GSBC could be notified when the slashers are coming. Jill advised that she can let us know.

Dave noted that he is open to suggestions about practice change. But safety remains the priority.

Lunch 12:15pm – 12:45pm

8.0 PRESENTATION FROM SUSTAINABILITY OFFICER REGARDING ILLEGAL RUBBISH DUMPING RESEARCH & REPORTS PUBLISHED BY THE EPA IN NSW.

The report explored the motivations of dumpers and found there were four main reasons people dumped rubbish: convenience, unwillingness to pay, uncaring attitude and the existence of networks through businesses etc.
There are environmental, social and financial costs associated with rubbish dumping.

Dumpers knew that it was illegal, but thought it was acceptable. They did not understand why dumping garden waste was a problem. People know that it is unlikely that they will be fined, fines are a mild deterrent.

The report identified that there was a need to spell out the impacts of dumping, because people 'just don't get it'. Cultural and social norms play a role.

Cynthia will supply Rosie with the link to the report, for Rosie to circulate to the Committee.

The Committee then had a discussion about the difficulties with getting a prosecution for dumping rubbish. Cynthia noted that if we could just get one prosecution in GSB, this would go a long way towards getting publicity and deterring others.

Bertrand noted there is also a problem with informal unofficial "tips" on private land, where private land owners charge less than the official WTS.

Dave suggested that if this is a problem, it should be reported to the EPA.

The Chair thanked Jill, Dave and Matt for attending the meeting. They departed at 1:30pm.

9.0 ADDITIONAL CORRESPONDENCE

David advised that he had just received via email a response to his letter to the GSBC GM, regarding native vegetation clearing in public reserves in Orford and Triabunna.

David read out the letter of response from the GM which acknowledged that there was an issue regarding a common understanding about how Council Reserves should be managed. The letter indicated that Council would be organising a meeting to discuss a way forward and that discussions have commenced on progressing training opportunities for Council's Parks and Garden staff.

David noted that this was a positive outcome.

10.0 CATCHMENTS TO COAST REPORT

Terry provided the Committee with a Catchments to Coast update:

- The construction of steps to the old quarry in Orford has been completed
- 16/17 approved NRM South projects; Moulting Lagoon on-ground works, World Wetlands Day event, Coles Bay threatened species signs and community celebrations, Zone A weed control on Bicheno Crown Land, Shorebird project, Habitat trees project, and promotion and protection of *Callitris Oblonga*
- Installation of Whale Trail signs currently underway.

Lyndel advised that the CEO of NRM South is working with other agencies to collate some funding to try and address the issue of illegal collection of firewood. He recently went to Canberra to seek Federal support too. Initial steps would include the implementation of a shelved plan from some years ago. NRM South have also met with the TFGA about the issue of illegal firewood collection. The TFGA have received lots of reports from farmers this year about illegal wood hooking and associated theft and rubbish dumping etc.

Rosie noted PWS recently arranged for a shorebird activities day to be held at Orford, Triabunna and Swansea Primary Schools in partnership with BirdLife Australia. We assisted PWS and BirdLife Australia with these activities. We have also installed the new shorebird interpretation sign on the northern side of the Meredith River mouth.

Diana asked if it would be possible to revisit the idea of constructing a path for the students from the Swansea Primary School oval to the beach. Rosie noted that this idea has been discussed for some years now, and it is not Council land, rather it is two parcels of Crown Land. A grant application was written in the past, but it was unsuccessful. There are a number of challenges that would need to be overcome to pursue the idea, however, if the School/DoE can provide the necessary information, we can look at trying to assist with progressing this idea together again.

11.0 SUSTAINABILITY REPORT

Cynthia provided the Committee with a sustainability report.

The Tasmanian Tidy Towns Awards were recently held at the EastCoaster Resort. A number of individuals and community groups from GSB received awards. The Australian Tidy Towns Awards will be held in Triabunna in 2017.

The Freycinet National Park Centenary Celebrations were held on 27 and 28 August. GSBC NRM participated on both days with a 'Zero Waste Picnic in the Parks' display. This supports the PWS policy of Leave No Trace.

Cynthia presented to the GSB Youth Council on the concept of 'Zero Waste'.

Cynthia discussed GSBC's recent participation in the Smart Fleets Project, and the contribution that vehicle emissions make to green house gases in Tasmania. Bertrand asked Cynthia if she could find out more information about the breakdown of Tasmania's greenhouse gas emissions.

12.0 TREASURER'S REPORT

Mel was unable to send through a Treasurer's Report as Council's financial system was offline.

14.0 OTHER BUSINESS

Committee round table

Amanda: update on NRM South funded project with PWS at Orford Primary School. The project is progressing well and the development of the signage for the natural values interpretative walk around Orford is underway.

Rosie: well done to Amanda and Kath Hitchcock who have spent a considerable amount of their own time in applying for and delivering the project at Orford Primary School.

Lyndel: could Orford Primary School send through some photos and information to NRM South about what they have done so far with this project.

David: a working bee is needed at the Gordon St unmade road reserve walking track in Swansea as Aurora or Transend have recently been in the area again and have not cleaned up the debris from their vegetation trimming. David and Terry are going to organise a working bee to clean up the mess, and then contact Aurora or Transend and ask them to remove the debris in the future.

It would be good to look at extending walking trails in Swansea along the unmade road reserves to create a circuit walk now that the weed control has occurred on these reserves.

Cynthia: we could ask Healthy Together if they would be able to assist with this proposal.

Amanda: could the Committee write a letter to CLS to ask them about a follow up spray on these reserves? Amanda will have a look at the unmade road reserves and provide a quote on follow up weed control.

Lyndel: the pastoral workshop held in Swansea recently was well received with 25 farmers attending from the Sorell, Tasman and GSB areas. NRM South will be holding an Aboriginal values and fire management workshop in Sorell on 4th October. The last NRM South Green Army team had their graduation ceremony recently and all of the team wish to pursue jobs in the NRM field! The South East Regional Shorebird Alliance is in the running for a National Landcare Award.

Bertrand: based on what the DSG representatives said earlier, GSB NRM are performing well and achieving good things at the moment.

David: agreed we have achieved a lot, but we need to keep the momentum going.

Diana: the Committee needs to bear in mind that David will be resigning as Chair at the end of 2017, and that we need to find someone to fill the position of Chair.

Gary: On October 2nd the TFS will be holding a "Bushfire Ready Pop-up Café Information Session" at Dolphin Sands from 10 am to 1pm at Dolphin Sands Road at the carpark with the water tank near the corner of Cambria Drive. While this is primarily for Dolphin Sands and surrounding residents/property owners, all are welcome to come along.

Gary: could the CLS "camping prohibited" sign please be installed before summer at the problematic easement at Dolphin Sands. Terry noted that he has received the sign from CLS, to install on their behalf.

Derek: a private land owner asked Derek to ask the Committee if there is any assistance available in the form of chemicals for private land owners to control gorse, like there was in the past? Is there a spray unit available for hire?

Terry: the current federal government has decreased NRM/Landcare budgets and grant/project funding. It is a different situation now to how it was in decades past. However, opportunities for small grants for some weed control do occur sometimes, if land owners would like assistance they can contact Terry. But also bear in mind that gorse is a Zone B weed in GSB. Council has a spray unit that is available for hire. Operators need to have a current DPIPWE accredited chemical use ticket. The spray unit is cheap to hire, and is often hired out by private land owners, so you need to book in advance. Contact Terry to book the unit.

Amanda: in regards to the contract to undertake DSG roadside weed control, this financial years budget will be very tight. It doesn't include traffic control at Paradise or Cherry Tree Hill. The plan for these two sites is to "piggy back" on Stornaway maintenance.

Amanda: this Saturday 24th September the Friends of Rocky Hills are holding another serrated tussock working bee.

Derek: the serrated tussock is very evident in the Little Swanport area following the wet weather. Land owners need to keep on top of their serrated tussock.

Rosie: we received an email from Senior Constable Leighton Riggall to advise that he is moving on to a position in marine and rescue. Leighton thanked us for working with him on several cross-agency issues/projects and reflected on the success we have had. Our sincere thanks to Leighton for all his help over the past 2.5 years, and we wish him all the best for his position in marine and rescue. We will follow up with Senior Sergeant Pearce as to who the Committee can liaise with after Leighton's departure.

Next meeting:

Coles Bay

Meeting closed: 2:45pm.

Thank you Ben for your hospitality and for providing the meeting venue.

NEXT MEETING

Next Meeting: Coles Bay, 10:30am, Wednesday 9th November 2016.

ACTION ITEMS

1. Look into the award winning GPT installed at Glenorchy. Who: Cynthia/Terry.
2. Invite a representative from CLS to attend a future Committee meeting to discuss Bagot Point and Crown Land in general. Who: Mel.
3. Follow up with Regulatory Services Manager regarding the emptying of the Coles Bay slipway drain. Who: Mel.
4. Follow up with GSBC GM about the letter regarding erosion and sedimentation from Solis. Who: David.
5. Supply link to NSW EPA Report on Illegal Rubbish Dumping, for circulation to the Committee. Who: Cynthia/Rosie.
6. Find out more information about what contributes to Tasmania's greenhouse gas emissions. Who: Cynthia.
7. Facilitate a working bee at the Gordon St Reserve (Swansea) to remove the debris that Aurora or Transend left behind. Who: Terry/David.
8. Site visit and quote to CLS to undertake follow up weed control on Swansea's unmade road reserves. Who: Mel/Amanda.
9. Install CLS 'camping prohibited' sign at Dolphin Sands easement. Who: Terry.
10. Having received notice that our Tasmania Police Committee representative is moving to a new position, follow up with Senior Sergeant Pearce as to who the Committee should liaise with into the future. Who: Rosie.

Signed by the Chair Date: 9/11/16

8. Officers' Reports Requiring a Decision

8.1 Glamorgan Lions Club Inc.

Responsible Officer – Manager Community Development & Administration

Comments
An application has been received from the Glamorgan Lions Club, seeking financial support of $800 towards the cost of staging the 2016 Christmas Parade in Swansea.

The Christmas Parade is a free annual event with barbecue, drinks and lollies, prizes and entertainment. Santa will be attending with a small gift for each child.

The estimated cost of staging the event is $1,600.

Statutory Implications
Not applicable

Budget Implications
A total of $20,000 has been allocated in the 2016/17 budget for the Community Small Grants Programme, of which $11,150 is remaining.

Recommendation

That Council approves a grant of $800 to the Glamorgan Lions Club Inc. towards the cost of staging the annual Christmas Parade in Swansea.

8.2 Spring Bay Lions Club

Responsible Officer – Manager Community Development & Administration

Comments

An application has been received from the Spring Bay Lions Club, seeking financial assistance of $800 towards the cost of staging the 2016 Christmas Parade in Triabunna.

The Lions Club organise the annual Christmas Parade in Triabunna in conjunction with a monster Christmas stocking raffle which is drawn at the parade. A free barbecue is provided to the community, along with soft drinks and lollies for the children, as well as prizes for the best floats. The event provides an opportunity for the community to come together in a family atmosphere.

The total cost of the event is estimated at $1,500.

Statutory Implications
Not applicable

Budget Implications
A total of $20,000 has been allocated in the 2016/17 budget for the Community Small Grants Program of which there is $11,150 remaining.

Recommendation

That Council approves a grant of $800 to the Spring Bay Lions Club towards the cost of staging the 2016 Christmas Parade in Triabunna.

8.3 Christmas Closure Period - 2016

Responsible Officer – General Manager

Comments

It is proposed that the Christmas closure period for 2016 is as follows:

- Business closes Friday 15th December 2016 at 5.00pm and re-opens Monday the 3rd of January 2017 at 8.30am.

Staff annual leave will be taken where required.

As for previous years, a roster system will be developed for the Works staff to ensure essential tasks and emergency work can be carried out during this Christmas shut down period.

Statutory Implications
Nil

Budget Implications
Nil

Recommendation

That Council approves the proposed Christmas closure period as detailed above.

8.4 Road Naming Bicheno

Responsible Officer –Manager Regulatory Services

Purpose
To seek Council's approval for the naming of a road reserve within the Municipality.

Background
A road reserve servicing five separate titles currently has no name and the properties are currently known as the parent title address i.e. Rosedale Road. These properties are accessed off a road reserve south of Lilla Villa bridge on the western side of the Tasman Highway approximately 3.7km south of Bicheno.

The road reserve is not maintained by Council however it is recommended that a name be attributed to this road reserve to assist with emergency services being able to easily locate the properties should the need ever arise.

It is proposed that the name "Lilla Villa Lane" be assigned to this road reserve as it is within what is known as the Lilla Villa area and only metres from the Lilla Villa bridge.

A map showing the location of the road to be named is attached.

Internal/External Consultation
This street is located outside of any town boundary and therefore must be approved by the Nomenclature Board. The name has been searched with the Nomenclature Board and is unique to Tasmania.

It is recommended that the name as proposed be approved.

Budget Implications
No direct financial implications

Statutory Implications
Nil

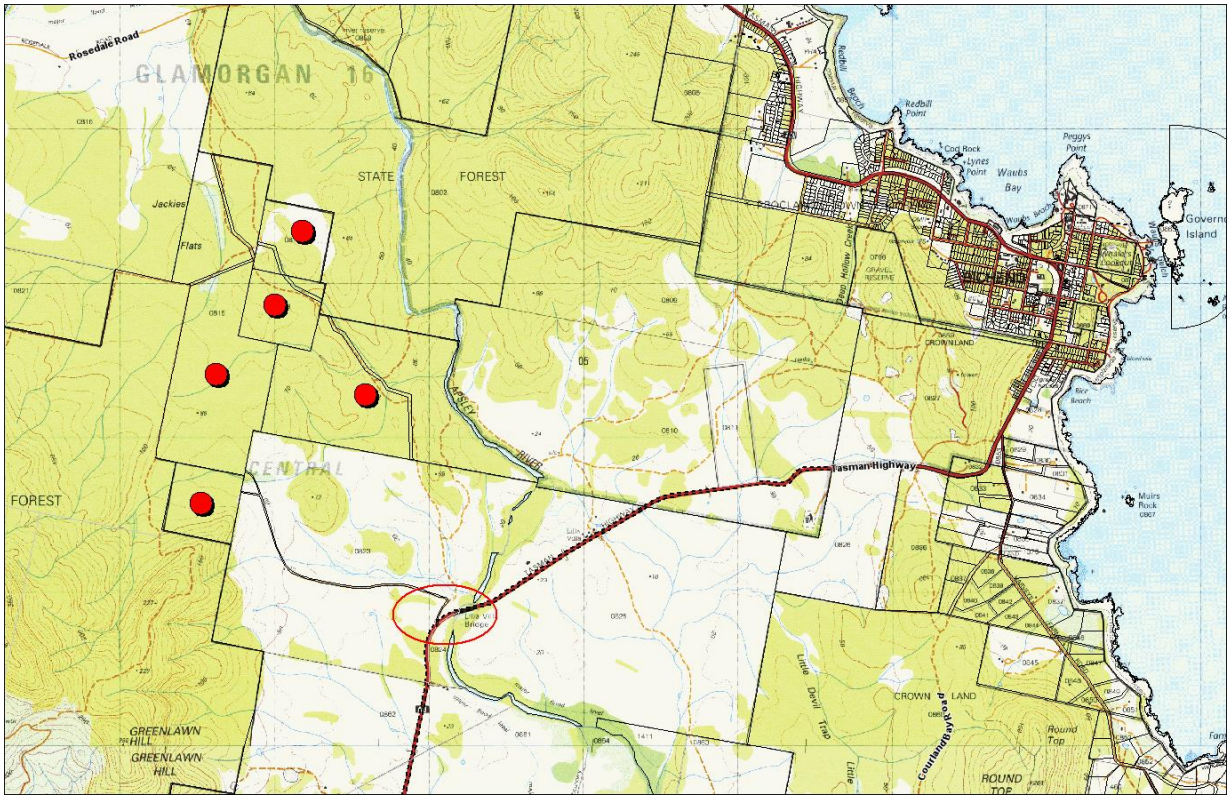
Recommendations

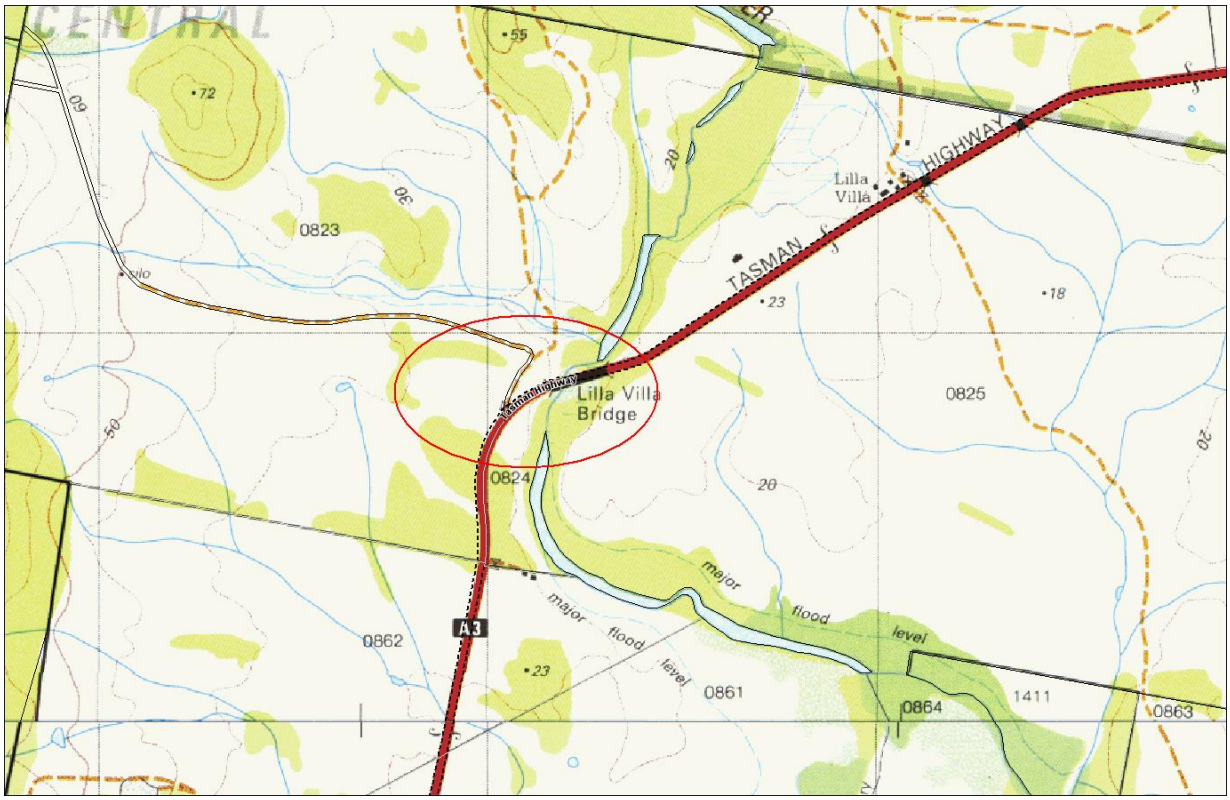
1. That Council approves the naming of the road reserve off Tasman Highway, south of Lilla Villa bridge to Lilla Villa Lane.

2. That the Nomenclature Board and all other relevant authorities be advised of Council's decision and Council's records updated.

Attachment - Location maps

Attachment Item 8.4: Location maps





9. Miscellaneous Correspondence

9.1 Thank you Letter - Black Dog Ride

RECEIVED
24 OCT 2016

Black Dog Ride (raising awareness of depression & suicide prevention)

20th October 2016

Dear Dona,

Sincere thanks to everyone - Council, Rotary, Lions etc. for the most enjoyable lunch provided for our riders on our ride around the State on Tuesday 11th Oct. Everyone did a magnificent job and the speech from your Deputy Mayor was so appropriate and indicative of the tremendous impact on so many parties when Depression presents.

Thanks to the generosity of council, we have raised in excess of $6,000. I must commend your community with the programmes provided and the way you are addressing this prevalent illness.

My sincere thanks,
BC Parsley
B.D.R. - Tas Coordinator

9.2 Thank you Letter – 2016 Census

From: Georgia Chapman <georgia.chapman@abs.gov.au>
Date: 31 October 2016 at 4:24:43 PM AEDT
Subject: A letter of thanks: 2016 Census of Population and Housing

Dear Mayors and General Managers of Tasmania's Local Councils

On behalf of the ABS and the Tasmanian Census Team, I would like to thank you for your support with the 2016 Census of Population and Housing.

Earlier this month the ABS announced that Australia has recorded a preliminary response rate of over 96% for the 2016 Census. This means we are on track to deliver the quality Census data that Australia and Tasmania needs. At times it was a challenging year, and the support we received from local councils and community organisations within Tasmania was critical to achieving this great outcome.

The first results of the Census will be released in April 2017 on the Australian Bureau of Statistics' website. I will be moving on from this role at the end of the month but I will provide your contact details to our Census output team who can notify you of any Census information sessions closer to the release date. Please let me know if you would prefer me to not pass your details on for this purpose.

Once again, the success of the Census would not have been possible without your support - so thank you. It has been a pleasure working with you and seeing your passion and commitment for your local area.

Until next time, Warm regards,

Georgia

Georgia Chapman

Director Tasmanian Regional Management Unit (a/g)

Census of Population & Housing | Tasmania | **Australian Bureau of Statistics**

10. Motion Tracking Document

Last updated 16/11/2016

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

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

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

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Meeting Date	*Item No.*	*Decision Number*	*Title*	*Action Officer*	*Progress*	*Completed*
23rd February	9.3	30/16	Sale of Council Properties	GM	Process to commence according to Section 177/178 with amendment to advertising as per motion. Workshop to be scheduled in Dec 2016.	In Progress
23rd February	9.6	33/16	Signage Working Group	MRS	See Item 9.2 from December 2015 OMC.	In Progress
22nd March	9.4	47/16	Honour Board for Australia Day Citizenship Award Recipients	GM	MCD to research Council records and organise the Honour Board to be placed in the Triabunna Council Offices.	In Progress
28th June	8.8	99/16	Review of Seafest 2016	MCD & Sustainability Officer	Event to be handed over to the community through an EOI process. Currently in discussions with interested community groups.	In Progress
23rd August	8.1	112/16	Old Swansea Council Chambers & Courthouse	GM	ECCAI to manage until Old Swansea Council Chambers & Courthouse 30 June 2017.	In Progress
23rd August	8.6	117/16	Council's Banking Services	GM	Commenced process to move all Council's banking to Bendigo Bank Limited.	In Progress
27th September	8.5	130/16	Communities and Coastal Hazards Local Area Report – Triabunna and Orford	MNRM	Final report endorsed. Further workshops and community discussions to take place in relation to key future actions/steps. Workshop to be held in December 2016.	In Progress
27th September	8.6	131/16	Review of the draft Prosser River Catchment Management Plan	MNRM	Approval by Council to conduct review.	In Progress
27th September	10.1	134/16	Notice of Motion: Boatel Development at the Triabunna Marina and Wharf Precinct	Clr Jenny Woods	General Manager has contacted Crown Land Services who are in the process of confirming the status of the boatel development with the developers.	In Progress
25th October	8.1	142/16	Policy 2.7 Triabunna Marina and Wharf Precinct	GM	New policy endorsed by Council and uploaded to Council's website.	Complete

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

11. Questions Without Notice

12. Close

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

CONFIRMED as a true and correct record.

Date: **Mayor Michael Kent AM**