



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

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

13th December, 2016

NOTICE OF ORDINARY MEETING

Notice is hereby given that the next ordinary meeting of the Glamorgan Spring Bay Council will be held at the Swansea Town Hall on Tuesday, 13th December, 2016 commencing at 5.00pm.



Dated this Thursday 8th December, 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

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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 – November 22nd, 2016

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 22nd November, 2016 be confirmed as a true and correct record.

2.2 Special Meeting of Council (In Closed Session) – November 22nd, 2016

Recommendation

That the Minutes of the Special Meeting held in closed session on Tuesday 22nd November, 2016 be confirmed as a true and correct record.

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.

<p>Recommendation</p>

<p>That Council now acts as a Planning Authority. (Time:)</p>

3.1 SA15012 – 46 Tasman Highway, Orford

Planning Assessment Report

Proposal:	Subdivision of 3 lots and demolition of existing buildings
Applicant:	CL Andrews & Associates Pty Ltd
Location:	46 Tasman Highway, Orford
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Local Business Zone
Application Date:	14 September 2015
Statutory Date:	16 December 2016 (by consent of applicant)
Discretions:	Two
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for a 3 lot subdivision and demolition of existing buildings at 46 Tasman Highway, Orford.
- 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 2015 / 00012.
- 2.2. This determination must be made no later than 16 December 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.

4. Relevant Background and Past Applications

- 4.1. The site is regulated by the Environment Protection Agency (EPA) due to hydrocarbon contamination of soil and groundwater caused by the former service station on the adjoining land. On 27 September 2016 the EPA issued written advice that following a review of investigations into the extent of contamination that "there is currently no evidence of a risk to residents at 46 and 48 Tasman Highway, Orford".

5. Site Detail

- 5.1. The site is located at 46 Tasman Highway, Orford, and is within the Local Business Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is an irregular shaped lot, 2763m² in size. The lot has a 19m wide frontage to the Tasman Highway east of the Orford roadhouse. The lot falls in elevation from the highway by approximately 3m and is relatively flat. A former motel is located to the rear of the site and accessed by a sealed driveway. The remainder of the site is landscaped.
- 5.3. The adjoining roadhouse is also within the Local Business Zone. Land to the west and east is developed for residential use and is within the General Residential Zone. The foreshore to the rear is zoned Open Space and is developed for passive recreation use.
- 5.4. The entire site is within the Coastal Inundation Hazard Area. Since the planning scheme was declared, the State government has released updated mapping of projected inundation, which is shown below, and does not apply to the land. Further, the lowest point of the land is 3.8m in elevation which is well above the minimum floor level of 2.2m which applies through the Inundation Prone Areas Code.

A small section to the rear of the site within the Waterway and Coastal Protection Area which applies to land within 40m of the foreshore.

- 5.5. The site is serviced by reticulated water, sewer, telecommunication and electrical services. Reticulated stormwater can be extended to the site.



Figure 1: An aerial photograph of the subject area, which the most current mapping of projected coastal inundation along the foreshore.

6. Proposal

- 6.1. Planning approval is sought to create 3 lots. Lot 1 is a 513m² lot with an 11.3m frontage to Tasman Highway. Lots 2 and 3 are internal lots in the order of 1130m² in size and with reciprocal rights of way over the access strips.
- 6.2. The western boundary of lot 2 is burdened by a right of way from the roadhouse. A drainage easement is proposed to the eastern boundary of lot 3 for the benefit of lot 1.
- 6.3. The application includes the demolition of all existing buildings.
- 6.4. The lots could be used for business purposes consistent with the zone however it would appear that the proposal is for a residential subdivision within the Local Business Zone. Residential use is discretionary in the Local Business Zone if the use occurs within 25m of the frontage to the Tasman Highway.

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.
- 7.2. The following provisions are relevant to the proposed use and development;
- Local Business Zone
 - E2.0 Contaminated Land Code
 - E5.0 Road and Rail Asset Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
 - E11.0 Waterway and Coastal Protection Code
 - E15.0 Inundation Prone Areas 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 20.5.1 A2	A frontage of 15m.	A frontage of 11.3m for lot 1 and 4m for lots 2 & 3.
2	Public open space Clause 20.5.1 A6	The zone requires all subdivision to be assessed against the performance criteria to address ways and open space within the subdivision.	

7.4. Discretion 1 – lot frontage

- 7.4.1. Lot 1, 2 and 3 have less than 15m frontage. The relevant performance criteria provides:

The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.

- 7.4.2. Lot 1 has a relatively narrow frontage of 11.3m which is sufficient for local business purposes. There are numerous examples of shop fronts and other commercial uses on lots with similar or smaller frontages. If the lot is used for residential purposes the narrow frontage and width will limit design options but will not constrain the ability to build a dwelling.

7.4.3. Future development of lot 1 would be assisted if the reciprocal rights of way for lots 2 and 3 were expanded to also benefit lot 1. This could allow future buildings to develop to the full width of lot 1 with car parking to the rear.

7.4.4. Frontage for lots 2 and 3 is a result of the internal lot design, which is considered reasonable given the lack of practical alternatives to the lot design. Given there are two access strips side by side it is considered that the width of each access strip could be reduced from 4m to the minimum possible width of 3.6m in order to provide for usable land for lot 1.

7.5. Discretion 2 – Public open space

7.5.1. The relevant performance criteria provides:

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

7.5.2. The proposal does not involve any public open space land. In accordance with Council Policy cash in lieu of Public Open Space should be required by way of a condition on any permit granted.

8. Zoning

The proposal would see the demolition of a commercial venture on Local Business Zoned land to, potentially, be replaced by residential use. Residential use is discretionary in the Local Business Zone.

The current motel operation is a discretionary use in the Local Business Zone and would be discretionary if the land was zoned residential. A motel use is not a core use that requires a business based zoning and the loss of the use is not considered critical in terms of what the planning scheme is attempting to deliver. This is largely because visitor accommodation use can be considered in almost all zones ensuring flexibility exists to meet demand.

Equally, the loss of potential for other business uses resulting from the subdivision for residential purposes is unlikely to significantly affect the objectives of securing appropriately sited and zoned land for business. The land is part of a small local business area centred upon frontage and access to the Tasman Highway whereas the bulk of the land is to the rear. Key business needs are met by the larger Local Business Zone centred upon Charles Street and the Esplanade.

9. Referrals

9.1. TasWater

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

9.2. Department of State Growth

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

9.3. Council's Technical Officer

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

Roads

The Tasman Highway fronting the lot is constructed as a sealed road with gravel shoulders. The application was referred to the Department of State Growth who advised they have no objection in principle to the development application

Given the urban nature of the development it would be reasonable to require the frontage to be upgraded to a full urban standard including kerb and channel and concrete footpath. As the frontage is relatively short and this would be the 1st development along this section of the Tasman Highway to provide this level of construction a contribution to the provision of the footpath and kerb and channel may be more appropriate.

The lot has an existing sealed access that extends to the rear of the property. The internal access is approximately 3m wide. The access widens out at the road frontage. The access will need to be constructed/upgraded for the entire shared length to include sealed surface, drainage and passing bays.

Stormwater

It is unclear where the existing SW from the motel discharges. The subdivision proposes a new outfall to the bay across crown land. The section across the crown land would service multiple lots and as such would become part of Council's drainage network.

A stormwater property connection will need to be provided to each lot.

Sewer & Water

*Sewer and water services are available to the land.
The application was referred to TasWater who have imposed conditions.*

10. Concerns raised by representors

- 10.1. The following table outlines the issues raised by the representor.

Issue	Response
Site contamination.	This issue has been discussed earlier in the report. It is noted that potential contamination has been evaluated and the EPA are satisfied that there are no risks with future development.
Planning scheme allows setback of 4m from the foreshore boundary.	The provision referred to in the representation applies to the General Residential Zone. For the Local Business Zone there is no minimum setback from the foreshore boundary. Under the former planning scheme the site was within the Commercial Zone and was not subject to any minimum setback from the foreshore boundary.

Planning scheme allows height of 9m.	Where adjacent to a residential zone the acceptable solution for height is reduced to 8.5m to align with the height standard in the General Residential Zone. Under the former planning scheme the site was within the Commercial Zone and was subject to a 10m height standard.
Interim planning scheme is unacceptable and the height and setback standards from the former planning scheme should be carried forward.	This view is not relevant to the determination of the application. The application can only be assessed against the provision of the planning scheme. It should be noted that the Local Business Zone standards are not substantially different to those of the Commercial Zone under the former planning scheme.
Interim planning scheme allows for residential development in the Local Business Zone, contrary to former scheme.	The site was within the Commercial Zone of the former planning scheme. In this zone a dwelling was a discretionary use. In the current scheme residential use is permitted if it is above ground level, such as in an apartment above a shop, or is more than 25m from the frontage. Residential use is discretionary otherwise.

11. 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.

12. 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 3 lot subdivision and demolition of existing buildings at 46 Tasman Highway, Orford (SA2015/00012), 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 endorsed plan must be modified to:
 - A. Reduce the width of the frontage and access strip for lots 2 and 3 to 3.6m each
 - B. Provide lot 1 with a benefitting right of way over the access strips for lots 2 and 3.

These modifications must be reflected in the final plan or survey and all engineering and construction drawings.

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 2 and lot 3 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 10/09/2015, TWDA 2015/01419-GSB.

Engineering

7. The development must be undertaken in accordance with Tasmanian Coastal Works Manual: A best practice management guide for changing coastlines, Department of Primary Industries, Parks, Water and Environment – Tasmania, December 2010.

Easements

8. 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

9. 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.
10. 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

11. 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. The developer must obtain all necessary landowner consents as may be required prior to commencing work.
12. 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

13. 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.
14. 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.

Roadworks

15. Prior to sealing the Final Plan of Survey the developer must make a financial contribution to the Glamorgan Spring Bay Council of \$100 per linear metre (or as otherwise published in Councils Schedule of Fees at the time of sealing) of frontage on the Tasman Highway for the future provision of kerb and channel. (Total 19m x \$100 = \$1,900.00)
16. Prior to sealing the Final Plan of Survey developer must make a financial contribution to the Glamorgan Spring Bay Council of \$110 per square metre (or as otherwise published in Councils Schedule of Fees at the time of sealing) for the future provision of a 1.5 metre wide reinforced concrete footpath across the frontage of the Tasman Highway. (Total 19m x 1.5m x \$110 = \$3,135.00)

Vehicular Access

17. Vehicular access to all lots must be provided from the single shared access.
18. The vehicular access off the Tasman Highway to the property boundary must be constructed/upgraded to the satisfaction of the Department of State Growth and Council's General Manager. Works must include, but are not limited to:
 - Minimum width of 5.5m to accommodate two way traffic flow (in and out) concurrently,
 - Sealed (asphalt or concrete) surface
 - Drainage
19. Prior to the use commencing, the applicant must obtain a permit provided by the Transport Infrastructure Services Division of the Department of State Growth. Any conditions imposed by the Department of State Growth for works affecting the road reserve shall form part of this permit and must be adhered to. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the Roads and Jetties Act 1935.
20. The internal driveway providing shared access to the lots must be designed and constructed to comply 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. Unless approved otherwise by Council's General Manager the driveway access must include:
 - a) Constructed with a durable all weather pavement.
 - b) Drained to an approved stormwater system.
 - c) Surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material may be asphalt, concrete, pavers or other approved material.
 - d) A min sealed width of 3.0m with passing bays 5.5m wide by 6.0m long at the road and every 30.0m along the access.

Engineering drawings

21. 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.
22. 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.

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

Water quality

23. 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.
24. 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.
25. 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.
26. 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

27. 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.
28. 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.
29. 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

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

31. 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

32. 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

33. 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.
34. 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.

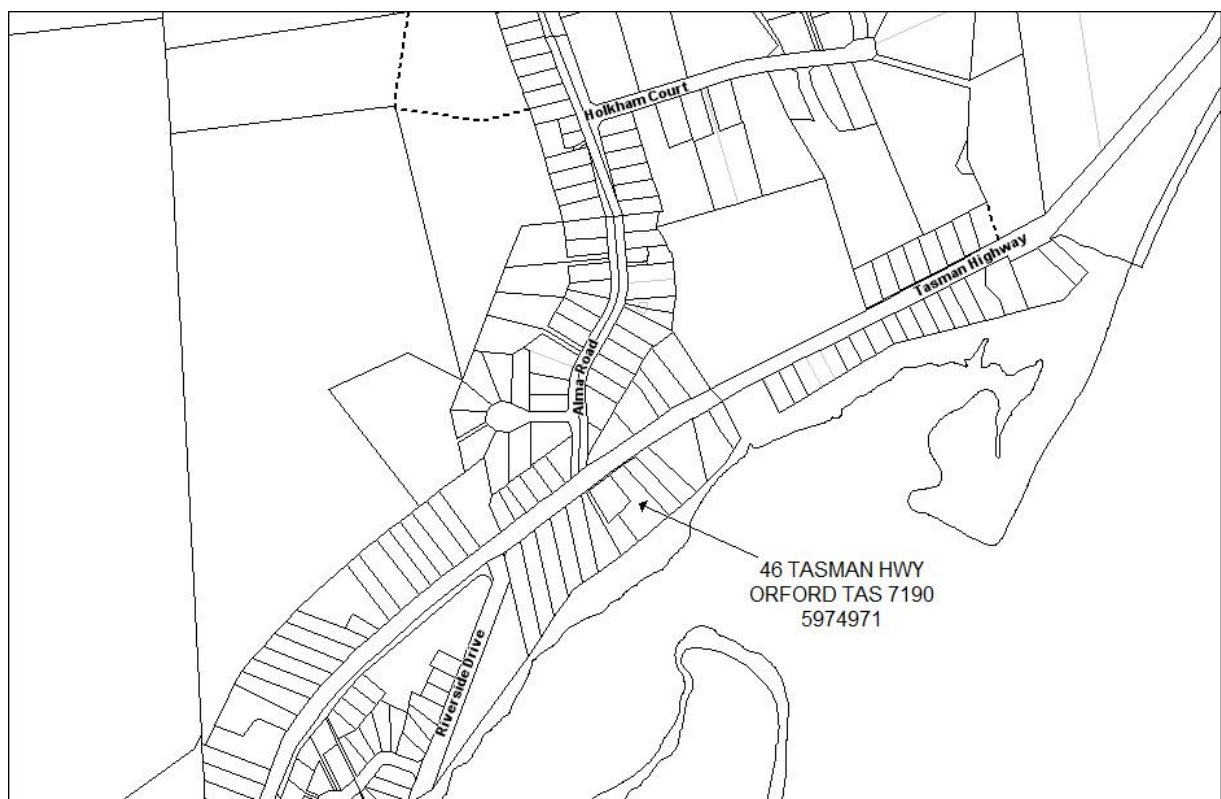
Builders Waste

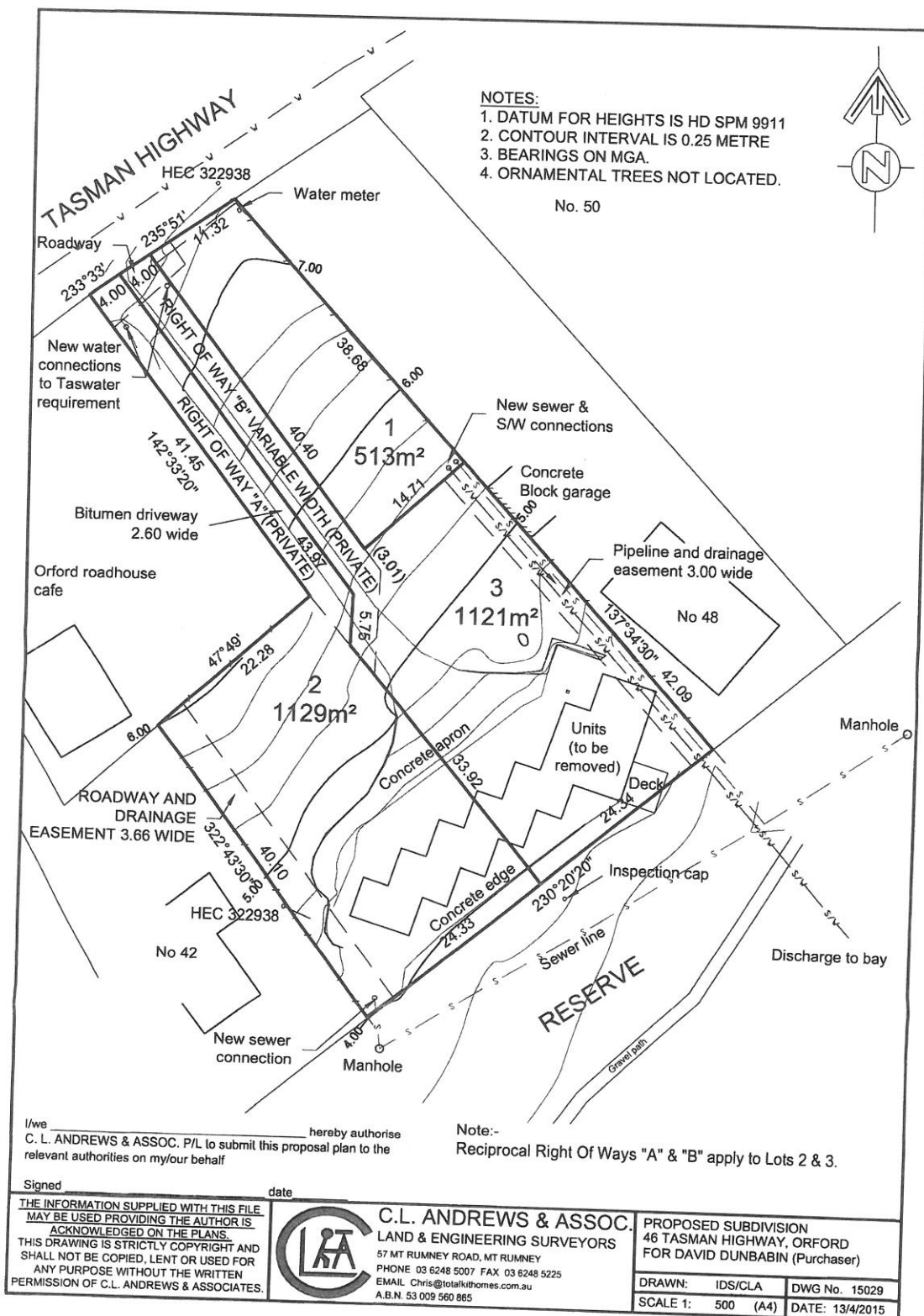
35. The subdivider shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

SUBDIVISION APPLICATION 15012

Subdivision into Three (3) Lots

46 Tasman Highway, Orford





3.2 DA15204 – 46 Tasman Highway, Orford

Planning Assessment Report

Proposal:	Dwelling with partial visitor accommodation use
Applicant:	Craig Rosevear
Location:	46 Tasman Highway, Orford
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Local Business Zone
Application Date:	15 October 2015
Statutory Date:	16 December 2016 (by consent of applicant)
Discretions:	Five
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for a dwelling with partial visitor accommodation use at 46 Tasman Highway, Orford.
- 1.2. This property is subject to a subdivision application (SA 2015 / 12) which is being considered by the Planning Authority at this meeting.
- 1.3. The application is for a discretionary use. The application also relies on a number of different performance criteria.
- 1.4. One representation was received.
- 1.5. The proposal is recommended for conditional approval.
- 1.6. 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 2015 / 00204.
- 2.2. This determination must be made no later than 16 December 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.

4. Relevant Background and Past Applications

- 4.1. The site is regulated by the Environment Protection Agency (EPA) due to hydrocarbon contamination of soil and groundwater caused by the former service station on the adjoining land. On 27 September 2016 the EPA issued written advice that following a review of investigations into the extent of contamination that "there is currently no evidence of a risk to residents at 46 and 48 Tasman Highway, Orford".

5. Site Detail

- 5.1. The site is located at 46 Tasman Highway, Orford, and is within the Local Business Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. 46 Tasman Highway, Orford is an irregular shaped lot, 2763m² in size. The dwelling is proposed for lot 3 of the proposed subdivision, which is an internal lot adjoining the foreshore that is 1121m² in size.
- 5.3. The adjoining roadhouse is also within the Local Business Zone. Land to the west and east is developed for residential use and is within the General Residential Zone. The foreshore to the rear is zoned Open Space and is developed for passive recreation use
- 5.4. The entire site is within the Coastal Inundation Hazard Area. Since the planning scheme was declared, the State government has released updated mapping of projected inundation, which is shown below, and does not apply to the land.

Further, the lowest point of the land is 3.8m in elevation which is well above the minimum floor level of 2.2m which applies through the Inundation Prone Areas Code. A small section to the rear of the site within the Waterway and Coastal Protection Area which applies to land within 40m of the foreshore.

- 5.5. The site is serviced by reticulated water, sewer, telecommunication and electrical services. Reticulated stormwater can be extended to the site.



Figure 1: An aerial photograph of the subject area, which the most current mapping of projected coastal inundation along the foreshore.

6. Proposal

- 6.1. Planning approval is sought for a single storey dwelling with partial visitor accommodation use. The dwelling has a U shaped form centred upon a central courtyard and entry area. The southernmost half of the building provides kitchen, dining and living areas, whilst the northernmost half provides three bedrooms and two bathrooms.
- 6.2. The building has a total footprint of 16.3m x 16.3m and is setback 4.5m from the foreshore boundary and 3m from the north-east boundary. A setback of 2m is shown to the proposed boundary between lots 2 and 3 of the subdivision.
- 6.3. The building has a low profile with a maximum height of 3.6m excluding a 5.3m high chimney. Brick slips are proposed for external cladding, which are essentially a brick tile, in a mixture of blue/grey.
- 6.4. Two open car parking spaces are proposed to the front of the dwelling.

- 6.5. The single dwelling is located more than 25m from the Tasman Highway frontage and is therefore a permitted use within the Local Business Zone. The partial visitor accommodation use is discretionary.

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.
- 7.2. The following provisions are relevant to the proposed use and development;
- Local Business Zone
 - E2.0 Contaminated Land Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
 - E11.0 Waterway and Coastal Protection Code
 - E15.0 Inundation Prone Areas Code
- 7.3. The proposal complies with all applicable acceptable solutions other than the following where the proposal is reliant on the associated performance criteria.

		Requirement	Proposed
1	Use – visitor accommodation Clause 20.2	Single dwelling and visitor accommodation are discretionary uses in the Local Business Zone.	
2	Building design Clause 20.4.3 A1	The zone includes a number of design requirements that are designed to provide active street frontages in commercial areas.	The single dwelling design does not include commercial design elements such as extensive glazing of a front facade.
3	Passive surveillance Clause 20.4.4 A1	The zone includes a number of design requirements that are designed to provide passive surveillance in commercial areas.	The single dwelling does not include passive surveillance design elements.
4	Landscaping Clause 20.4.5 A1 & A2	The zone requires landscaping in commercial areas.	The plan shows one proposed tree.
5	Waterway and Coastal Protection Code	All works within the waterway and coastal protection area are discretionary.	Part of the building, essentially bedroom 1, is within the waterway and coastal protection area.

7.4. Discretion 1 – Use as visitor accommodation

- 7.4.1. The proposal includes partial use for visitor accommodation to allow the building to be rented for short-term stays when not occupied as a dwelling. Unlike most zones there is no use standard for visitor accommodation in the zone but it is a discretionary use.
- 7.4.2. It is considered that the site and buildings are well suited to visitor accommodation use and the use is unlikely to have any adverse impact on the amenity of the area.

7.5. Discretion 2 – Building design

- 7.5.1. The acceptable solution provides a number of design requirements that are designed to provide active street frontages in commercial areas, including clearly identifiable front entrances, a minimum 40% glazing in the front façade and the screening of heat pumps and other mechanical plant.
- 7.5.2. The building is to be used as a single dwelling which is permitted in the zone as it is more than 25m from the Tasman Highway frontage. Despite being a permitted use the development standards for the zone are centred upon commercial building design. The relevant performance criteria provides the following:

Building design must enhance the streetscape by satisfying all of the following:

- (a) provide the main access to the building in a way that addresses the street or other public space boundary;*
- (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;*
- (c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;*
- (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;*
- (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;*
- (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;*
- (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;*
- (h) be consistent with any Desired Future Character Statements provided for the area.*

- 7.5.3. Ultimately the standard seeks to ensure attractive streetscapes and it is considered that the building design will have no adverse streetscape impact and it is considered that the proposal satisfies the above performance criteria.

7.6. Discretion 3 – Passive Surveillance

- 7.6.1. The acceptable solution provides a number of design requirements that are designed to provide passive surveillance within commercial areas, including clearly identifiable front entrances and lighting.
- 7.6.2. The building is to be used as a single dwelling which is permitted in the zone as it is more than 25m from the Tasman Highway frontage. Despite being a permitted use the development standards for the zone are centred upon commercial building design. The relevant performance criteria provides the following:

Building design must provide for passive surveillance of public spaces by satisfying all of the following:

- (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;*
 - (b) locate windows to adequately overlook the street and adjoining public spaces;*
 - (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;*
 - (d) locate external lighting to illuminate any entrapment spaces around the building site;*
 - (e) provide external lighting to illuminate car parking areas and pathways;*
 - (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;*
 - (g) provide for sight lines to other buildings and public spaces.*
- 7.6.3. The objective of the passive surveillance standard is to provide for public safety. The dwelling does not have any adverse safety effects and is considered to satisfy the above having regard to the context of the buildings use.

7.7. Discretion 4 - Landscaping

- 7.7.1. The acceptable solution requires landscaping of frontages to improve streetscapes and along boundaries with residential zones to protect residential amenity. The proposal provides limited detail on landscaping but notes that one tree will be planted to the front of the building. There are two relevant performance criteria which provide:

Landscaping must be provided to satisfy all of the following:

- (a) enhance the appearance of the development;*

- (b) provide a range of plant height and forms to create diversity, interest and amenity;*
- (c) not create concealed entrapment spaces;*
- (d) be consistent with any Desired Future Character Statements provided for the area.*

And

Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zoned land.

- 7.7.2. Given the separation of the building from the Tasman Highway, landscaping should not be required for streetscape purposes. Given the use, there is no need for landscaping to the adjoining residential zoned land. It is considered that the performance criteria are satisfied and that no specific requirements for landscaping are necessary.

7.8. Discretion 5 – Waterway and Coastal Protection Area

- 7.8.1. The relevant performance criteria provides:

Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:

- (a) avoid or mitigate impact on natural values;*
- (b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;*
- (c) avoid or mitigate impacts on riparian or littoral vegetation;*
- (d) maintain natural streambank and streambed condition, (where it exists);*
- (e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*
- (f) avoid significantly impeding natural flow and drainage;*
- (g) maintain fish passage (where applicable);*
- (h) avoid landfilling of wetlands;*
- (i) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.*

- 7.8.2. The building will be located on land occupied by the motel which is subject to demolition as part of the associated subdivision application. The potential to have adverse impact on waterway values is therefore minimal.

8. Referrals

8.1. TasWater

8.1.1. Referral to TasWater was not required for a single dwelling.

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 was referred to Council's Technical Officer, who notes that infrastructure will be provided through the subdivision.

9. Concerns raised by representors

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

<i>Issue</i>	<i>Response</i>
The subdivision is not approved.	The application is made subject to the subdivision being approved.
Setback to foreshore is insufficient and will impact public use of the foreshore	The proposed setback is slightly larger than the existing motel and is similar to the setback of the dwelling on the adjoining land to the north-east. This, together with the low profile of the dwelling, is considered to ensure public use is not adversely affected
Planning scheme allows setback of 4m from the foreshore boundary.	<p>The provision referred to in the representation applies to the General Residential Zone.</p> <p>For the Local Business Zone there is no minimum setback from the foreshore boundary.</p> <p>Under the former planning scheme the site was within the Commercial Zone and was not subject to any minimum setback from the foreshore boundary.</p>
Planning scheme allows height of 9m.	<p>Where adjacent to a residential zone the acceptable solution for height is reduced to 8.5m to align with the height standard in the General Residential Zone.</p> <p>Under the former planning scheme the site was within the Commercial Zone and was subject to a 10m height standard.</p>
Interim planning scheme is unacceptable and the height and setback standards from the former planning scheme should be carried forward.	<p>This view is not relevant to the determination of the application. The application can only be assessed against the provision of the planning scheme.</p> <p>It should be noted that the Local Business Zone standards are not substantially different to those of the Commercial Zone under the former planning scheme.</p>

10. Conclusion

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

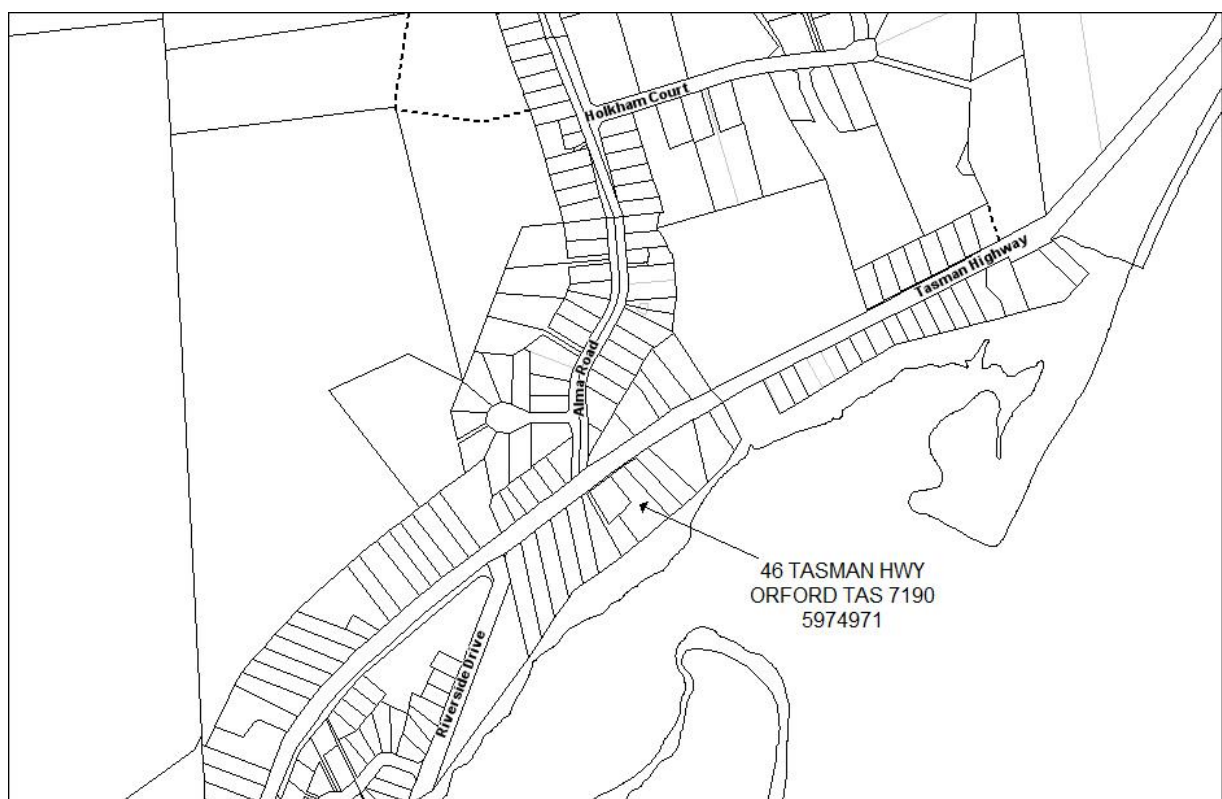
11. Recommendations

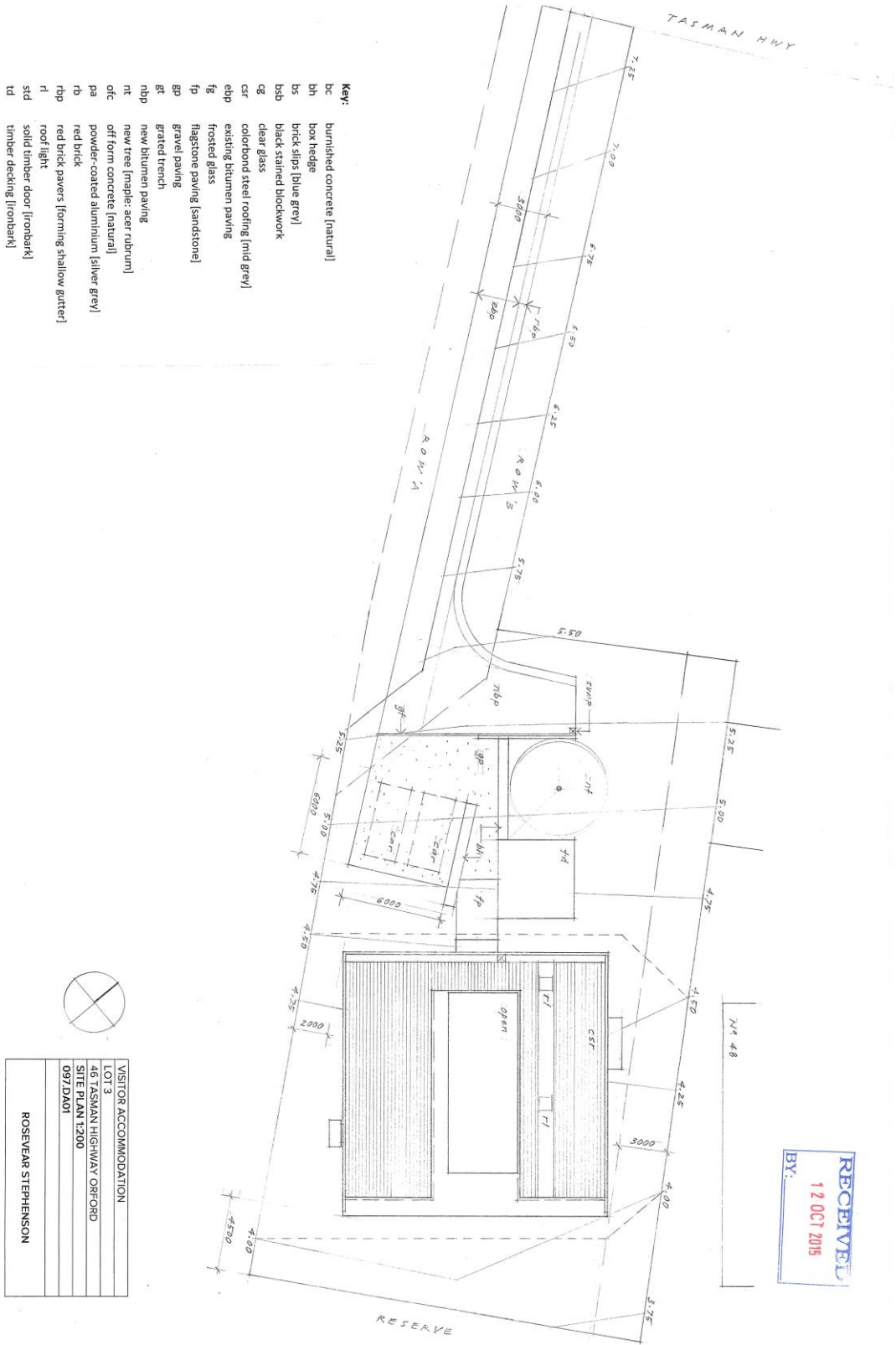
That:

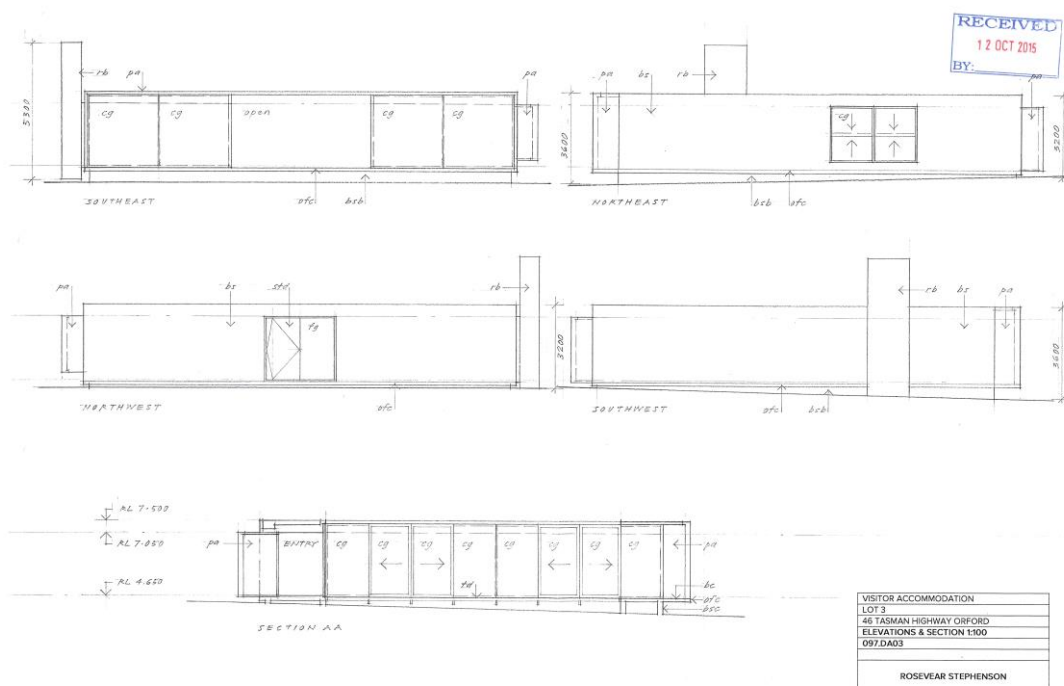
- B. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for a dwelling with partial visitor accommodation use at 46 Tasman Highway, Orford (DA2015/00204), be APPROVED subject to the following conditions:
 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. Signage is not approved.
 3. The dwelling may be used either in full or part as a single dwelling or visitor accommodation interchangeably without further planning approval.
 4. Maximum occupancy of the visitor accommodation use 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"
 5. The building must not be occupied for any use until vehicular access, sewerage, water, stormwater, electrical and telecommunications connections are provided to the land in accordance with subdivision permit SA 2015 / 00012.
 6. The developer shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

DEVELOPMENT APPLICATION 15204
Dwelling with Partial Visitor Accommodation Use
46 Tasman Highway, Orford







3.3 DA16189 – 20 Pyke Court, Swansea

Planning Assessment Report

Proposal:	Dwelling
Applicant:	Gavin Henderson
Location:	20 Pyke Court, Swansea
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	General Residential Zone
Application Date:	26 October 2016
Statutory Date:	16 December 2016 (by consent of applicant)
Discretions:	Two
Attachments:	Appendix A – Plans & Supporting Statement from applicant
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for a dwelling at 20 Pyke Court, Swansea.
- 1.2. The application is for a permitted use however the application is discretionary as it 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 DA 2016 / 00189.
- 2.2. This determination must be made no later than 16 December 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.

4. Relevant Background and Past Applications

- 4.1. Nil

5. Site Detail

- 5.1. The site is located at 20 Pyke Court, Swansea, and is within the General Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is an irregular shaped lot, 871m² in size, located at the end of the Pyke Court cul-de-sac. The site is cleared of vegetation and is vacant. From the street the land rises slightly in elevation to a small knoll adjoining the southern boundary (generally in the vicinity of the retaining wall shown on the plan). From this small knoll the land falls to the north by 6m and to the east by 4.5m. In the northern corner, the gradient is much steeper at approximately 1 in 5 compared to more gentle gradients elsewhere.
- 5.3. The land adjoins a public walkway to the north-west, coastal foreshore to the east and residential development to the south. All surrounding land is within the General Residential Zone with the exception of the foreshore which is within the Open Space Zone. The foreshore adjacent to the lot is relatively heavily vegetated and public use is not possible. From the bottom of the walkway, the public can walk north to the beach which in turn provides public access further south of the site.
- 5.4. The eastern boundary is subjected to the Waterway and Coastal Protection Area which applies to land within 40m of the foreshore. No works are proposed within this area.

- 5.5. The site is one of five vacant lots in Pyke Court. The street shows a mixture of single and double storey buildings, with a general single storey character maintained from the street. All dwellings at the end of the cul-de-sac have large front setbacks; which for four of the five existing dwellings are greater than 15m.
- 5.6. The site is fully serviced.



Figure 1: An aerial photograph of the subject area, which shows the Waterway and Coastal Protection Area.

6. Proposal

- 6.1. Planning approval is sought for a single storey dwelling. The dwelling provides a double garage to the front, a central entry foyer accessed by a raised walkway on the northern side of the garage and living areas to the rear. The eastern side has a large deck in two main sections.
- 6.2. The dwelling is located centrally within the lot and has a footprint of 367.5m², inclusive of decks.
- 6.3. The front setback 11.4m. To the southern boundary, a 7.7m long wall (for bedroom three) is setback 1.1m from the boundary. In this section a small area of the lot is to be excavated to a depth of 450mm. All other setbacks to the southern boundary are 4.8m to the garage and 4.4m to bedroom 1.
- 6.4. Adjacent to the walkway the garage is setback 2.8m, the entry walkway is setback 1.6m, the north-west corner of the living area is setback 3.5m and the northern corner of the deck is setback 4.9m.

- 6.5. To the foreshore boundary, the northernmost deck is setback 2.8m, the southernmost deck is setback 3.6m and bedroom 1 is setback 5m. The closest point of the living room wall to the foreshore has a setback of approximately 4.8m.
- 6.6. From the street the dwelling has the appearance of a single storey structure. As the elevation in the land falls to the rear of the site the dwelling has the characteristics of a two storey structure. The maximum height of the building is 8m and this point corresponds generally to the internal door into bedroom 1. Through the living areas the finished floor level is substantially higher than natural ground level, which is falling away. Along the eastern elevation the finished floor level is:
- 6.6.1.0.5m above natural ground for bedroom 3
- 6.6.2.2.2m above natural ground for bedroom 1
- 6.6.3.2.65m above natural ground for the southern extent of the living area
- 6.6.4.3.6m above natural ground level for the northern extent of the living area
- 6.6.5.4.35m for the northern extent of the deck
- 6.7. Cladding is a mixture light brown coloured brick and James Hardie Scyon Axon Cladding which presents as a vertical timber board.

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
 - 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.

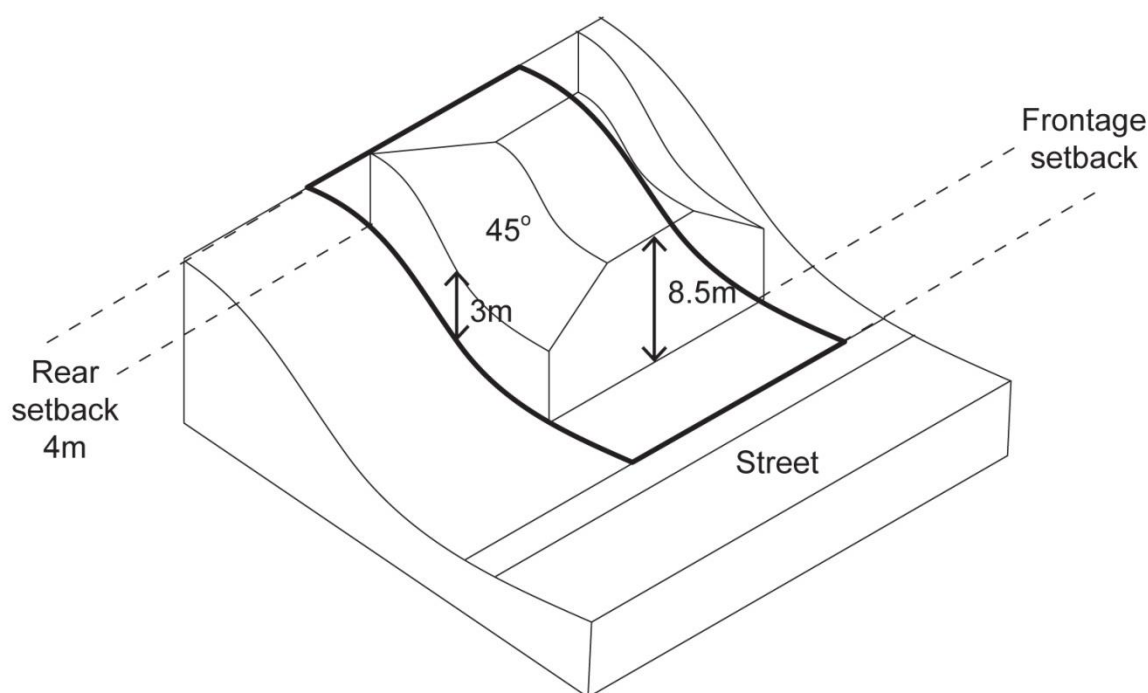
		Requirement	Proposed
1	Building envelope Clause 10.4.2 A3	The zone provides a building envelope within which all buildings are to be contained and the envelope provides a setback to the rear boundary of 4m.	The deck along the eastern elevation is setback less than 4m and therefore outside the building envelope.
2	Privacy from deck Clause 10.4.6 A1	The zone requires a deck within 4m of the rear boundary to have a 1.7m high permanently fixed screen to provide privacy.	The deck along the eastern elevation is within 4m and has a standard height balustrade, which is part glass and part cladding to match the dwelling.

- 7.4. The applicant has provided a supporting statement. In addition the applicant

has advised that the building is located towards the rear of the site to maintain consistency in front setback. The applicant has also advised that it is not possible to develop closer to the frontage and away from the rear setback without the entrance way to the dwelling, which is on the northern side of the garage, becoming too close to the adjoining walkway.

7.5. Discretion 1 – Building envelope

7.5.1. The zone provides a building envelope which specifies a three dimension space within which buildings are to be located. This is depicted by the following image.



7.5.2. From the rear boundary, the envelope commences at the 4m rear setback, rises in elevation to 3m and then continues at a 45 degree angle to a height of 8.5m.

7.5.3. The northernmost deck is setback 2.8m and has a finished floor level of 4.35m. The southernmost deck is setback 3.6m and has a finished floor level of 3.4m. Both parts of the deck are therefore outside the building envelope.

7.5.4. In terms of the dwelling:

- Bedroom 1 is outside the building envelope. This room is setback 5m from the rear boundary and with a wall height ranging from 5.8m to 7m. To comply with the building envelope, the setback of a 7m high wall should be 8m.
- The living room area is partially outside the building envelope. The room has a staggered setback that, at the northernmost corner, is the smallest (4.8m) where the wall height is highest at 6.2m. At this

point a compliant design would be setback 7.2m. That part of the living area immediately adjacent to the area noted as verandah does comply with the building envelope.

7.5.5. The relevant performance criteria provides:

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) overshadowing of an adjoining vacant lot; or*
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

7.5.6. The performance criteria address three key issues: overshadowing, bulk and separation.

7.5.7. Overshadowing is not considered a significant issue, and the building is contained within the building envelope with respect to the southern boundary. Similarly, separation between buildings is provided for, particularly given the additional separation provided by the walkway.

7.5.8. Visual impacts are primarily considered with respect to adjoining private lots, rather than the foreshore. Regardless, the extent of vegetation on the foreshore adjacent to the lot is significant and it is considered sufficient to mitigate visual impacts when viewed from the foreshore immediately adjoining the lot. The building will be viewed from the foreshore north of the site which has significantly less vegetation. Any impact however is mitigated by the greater distances involved.

7.5.9. Uses of the walkway will be subject to an immediate visual impact. The proximity and height of the deck at the bottom on the walkway would mean that users of the walkway would be viewing the subfloor of the deck and brick wall underneath. Visual impact can be successfully mitigated by plantings of shrubs in the northern corner of the lot to effectively screen the subfloor of the deck. The height of the deck in this location would, however, serve to protect privacy.

7.5.10. From adjoining land the extent of the building outside the building envelope will have some visual impact. This impact is due to the building being closer to the foreshore than the building envelope provides and closer than adjoining dwellings. This would narrow the range of views available to the adjoining dwelling. The planning scheme however is concerned only with visual impact caused by scale, bulk or proportions and not siting.

It is considered that the southern elevation of the proposed building cannot reasonably be described as having significant scale, bulk or proportion.

- 7.5.11. From the adjoining land to the north, the building complies with the building envelope with respect to the adjoining boundary with the walkway. However, the discretion with respect to the rear boundary also gives rise to visual impact to the adjoining land to the north. This occurs because the dwelling is built to the rear where the gradient falls increasing the height of the structure. From the adjoining land the deck, windows and roof serve to ensure that the building mass is articulated and does not present as having a bulky form.

7.6. Discretion 2 – Privacy from deck

- 7.6.1. The acceptable solution requires a deck within 4m of the rear boundary to have a 1.7m high permanently fixed screen to provide privacy.

- 7.6.2. The northernmost deck is setback 2.8m and has a finished floor level of 4.35m. The southernmost deck is setback 3.6m and has a finished floor level of 3.4m. The deck along the eastern elevation is within 4m and has a standard height balustrade, which is part glass and part cladding to match the dwelling. Both parts of the deck do not comply with the acceptable solution.

- 7.6.3. The relevant performance criteria provides:

A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:

- (a) a dwelling on an adjoining lot or its private open space; or*
 - (b) another dwelling on the same site or its private open space;*
- or*
- (c) an adjoining vacant residential lot.*

- 7.6.4. The performance criteria address potential impacts to other lots and not to public land.

- 7.6.5. The deck principally faces the adjoining foreshore. Given existing vegetation in the foreshore adjacent to the dwelling public use of the immediately adjacent to the deck is limited.

- 7.6.6. The northernmost deck has the capacity to overlook the walkway and the adjoining private lot, despite achieving the compliant setback. This can be mitigated by requiring the balustrade to be fully, rather than the proposed partial, constructed of the Scyon Axon cladding.

8. Referrals

8.1. TasWater

8.1.1. Referral to TasWater was not required for a single dwelling.

8.2. Department of State Growth

8.2.1. Referral to the Department was not required.

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.

Pyke Court is constructed to an urban sealed road standard with concrete kerb and channel and asphalt footpath

The property does not appear to have an existing vehicular access from the back of footpath to the property boundary.

Parking and manoeuvring areas within the lot are proposed to be concrete.

The proposal incorporates a double garage with sufficient room for 2 car parking spaces in front of the garage.

The applicant has not shown how stormwater from the development will be disposed of. There is a SW main in the walkway on the northern side of the lot. A property connection could be made to this main.

Sewer, and water services are available to the lot.

9. Concerns raised by representors

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

<i>Issue</i>	<i>Response</i>
Proposal does not meet setbacks of the Coastal Development Code in the planning scheme.	The Coastal Development Code, which provides a 15m foreshore setback and 5m height standard for lots adjoining the foreshore, does not apply to the General Residential Zone.
Setback to foreshore is insufficient, contrary to established development patterns and will cause loss of visual amenity and public use of the foreshore.	These matters have been discussed earlier in the report.
Increased fire risk.	This view is not supported.

10. Conclusion

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

11. Recommendations

That:

- C. 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 dwelling at 20 Pyke Court, Swansea (DA2016/00189), 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. Prior to the commencement of works the developer must submit a landscaping plan showing the planting of a number of shrubs, with a capacity to grow to a minimum height of 3m, in the northern corner of the lot to provide screening of the subfloor and structure supports of the deck and of the subfloor of the northern wall of the living room. The plan must be to the satisfaction of Council's Manager Planning and Special Projects and must be implemented prior to occupancy.
 3. The north-west balustrade of the deck must be fully constructed of James Hardie Sycon Axon material, or equivalent.
 4. A vehicle access must be provided from the road to the property boundary and must located and constructed in accordance with the standards shown on standard drawings TSD-R09-v1 Urban Roads Driveways and TSD-RF01-v1 Guide to Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's General Manager.
 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 areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's General Manager, and must include all of the following:
 - a) Constructed with a durable all weather pavement
 - b) Drained to an approved stormwater system
 - c) Surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material may be concrete or other approved material.
 7. All rainwater run-off from roof surfaces generated as a result of the development must be collected and stored in tank(s) to provide a minimum capacity of 5,000 Litres for on site use.

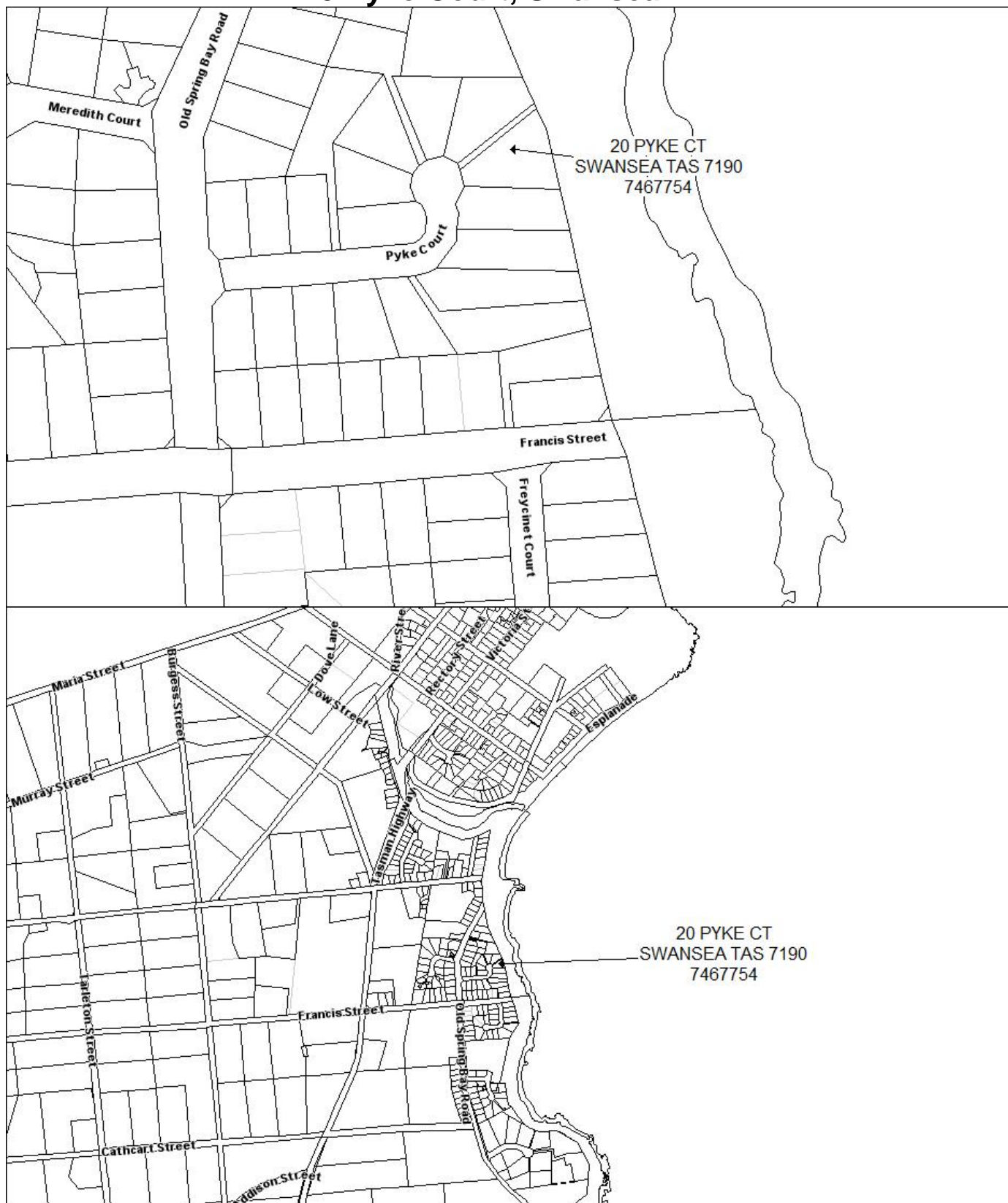
8. All stormwater run-off from impervious surfaces and storage tanks must drain to a legal discharge point to the satisfaction of Council's General Manager and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000. No stormwater run-off generated by the development must be permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.
9. 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. The SWMP shall form part of this permit when approved.
10. 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.
11. 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.



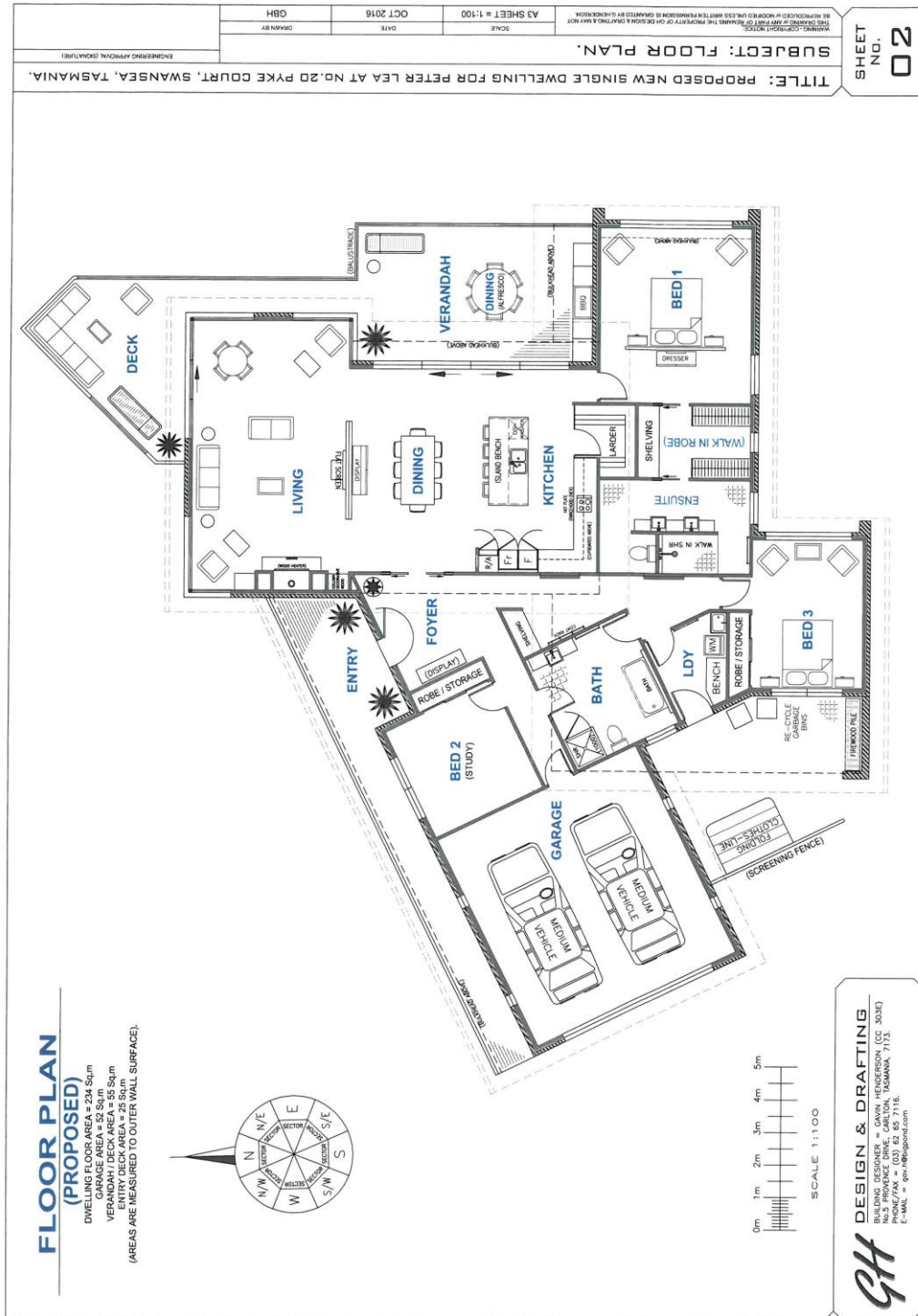
DEVELOPMENT APPLICATION 16189

Dwelling

20 Pyke Court, Swansea







WEST ELEVATION

EAST ELEVATION

PROPOSED BUILDING HEIGHT:
 DWELLING RIDGE = RL 20.080,
 NATURAL CONTOUR BENEATH = RL 22.000,
 BUILDING HEIGHT = 6.090m

WATER STORAGE TANK:
 POLYETHYLENE CONSTRUCTION, 5000 LITRE STORAGE
 (PROVIDE A LEVEL BASE FROM 10mm BLUEMETAL-100mm THK).

SLAB SHEET FLOOR = 14.000
DOORWAY HEAD = 20.600
CL = 18.700
ROOF = 20.080
ROOF = 19.050

BALUSTRADE (PART):
 TIMBER FRAME CLAD WITH JH SCYON 'AXON' CLADDING
 (PAINTE FINISH)

BALUSTRADE (PART):
 IN-FILL PANELS OF FRAMELESS SAFETY CLEAR GLASS.

WALL CLADDING:
 JH SCYON 'AXON' CLADDING (PAINT FINISH).

"TELL" EMBANKMENT SLOPE & TREATMENT:
 - SLOPE 1:2
 - REUSE EXISTING ON-SITE MATERIAL
 - STABILIZE EMBANKMENT WITH VEGETATION or similar works
 TO PREVENT SOIL EROSION & REDUCE WATER RUN-OFF.

GARAGE DOOR:
 BAD 'SEVILLE' PANEL LIFT, (AUTOMATIC OPENING),
 COLOUR = SURFAMIST.

NAT. GL. = 11.000
NAT. GL. = 11.350
NAT. GL. = 12.500
NAT. GL. = 14.300
NAT. GL. = 19.050
NAT. GL. = 20.080
NAT. GL. = 11.000
NAT. GL. = 11.350
NAT. GL. = 12.500
NAT. GL. = 14.300
NAT. GL. = 19.050
NAT. GL. = 20.080

GH DESIGN & DRAFTING

BUILDING DESIGNER = GAVIN HENDERSON (CC 3036)
 CIVIL ENGINEER = GAVIN HENDERSON (CC 3036)
 PHONE/FAX = (03) 92 65 7116
 E-MAIL = g.h@ghd.com.au

03 SHEET NO.

TITLE: PROPOSED NEW SINGLE DWELLING FOR PETER LEA AT NO.20 PYKE COURT, SWANSEA, TASMANIA.

SUBJECT: ELEVATIONS.

WARNING: CONSULTING ARCHITECT
 THIS DRAWING IS THE PROPERTY OF GH DESIGN & DRAFTING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED BY THE DRAWING.
 SCALE: AS SHOWN = 1:100
 DATE: OCT 2009
 DRAWN BY: GHB
 CHECKED BY: GHB

[illegible]

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.

5. Mayor's Report

Mayor Michael Kent AM

14 th November	Hobart	Attended the STCA Future Directions Workshop.
16 th November	Orford	Media interviews regarding the Wicked camper vans.
18 th November	Orford	Media interviews Spring Bay Mill and Okehampton Bay
22 nd November	Triabunna	Attended a Special Meeting of Council (In Closed Session) and the November Ordinary Meeting of Council. Gave an interview to the ABC regarding the rezoning at Freestone Point Road, Triabunna.
23 rd November	Triabunna	Gave an interview to WIN TV regarding the rezoning at Freestone Point Road, Triabunna.
24 th November	Triabunna	The General Manager and I met with the Practice Manager from the Triabunna Medical Centre to discuss matters related to the centre.
26 th November	Spring Beach	Attended the Spring Bay Suicide Prevention Memorial Service.

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 December Council meeting including the AGM is on Tuesday 13th December 2016 at 5.00pm in Swansea. The AGM starts at 7.00pm.

Medical Services

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

Corporate Services

The annual report is to be presented and endorsed at the AGM.

Cash and Investments

Cash and Investments at the end of November 2016 were \$2,177k against November 2015 \$2,409k, November 2014 \$2,836k, and November 2013 \$3,816k. 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 settled on 20th December 2013, it is a pleasing result. Property sales are delayed due to the couple of planning and property adjustments that have to be made to some properties and it is planned to present them at the January 2017 meeting. A workshop will be held shortly before any presentation to a formal meeting.

CASH SUMMARY YTD 30th November 2016			
Item			YTD Actual
Income Generated			\$7,232,007.87
Operating Expenses			-\$6,207,357.61
Non Operating Movements			-\$284,378.34
Net GST Movements			-\$72,906.41
Net Movement			\$667,365.51
Cash Opening			\$1,509,647.44
Net Movement			\$667,365.51
Closing Cash			\$2,177,012.95

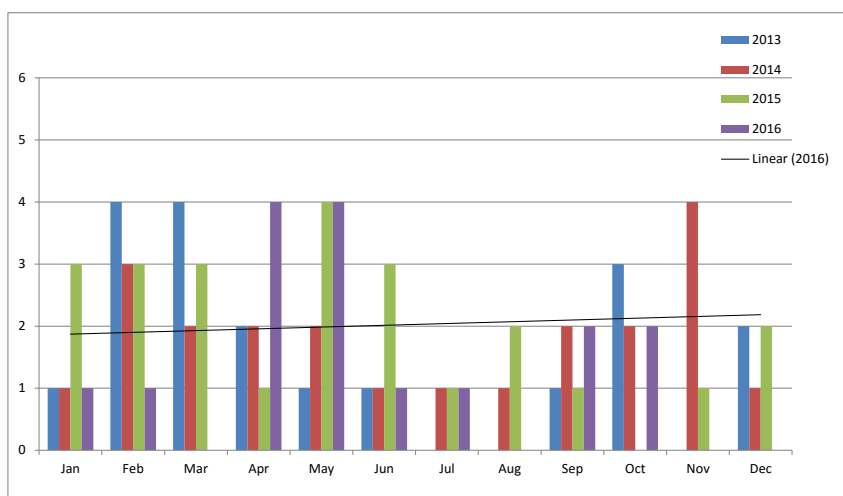
Property Information

Property transactions for the YTD November are 20% up on last year. At this very early stage this is showing a very pleasing trend as investors and families invest in our area. There is an extra 57 property transactions this financial year compared to the year before,

Health, Safety, Other

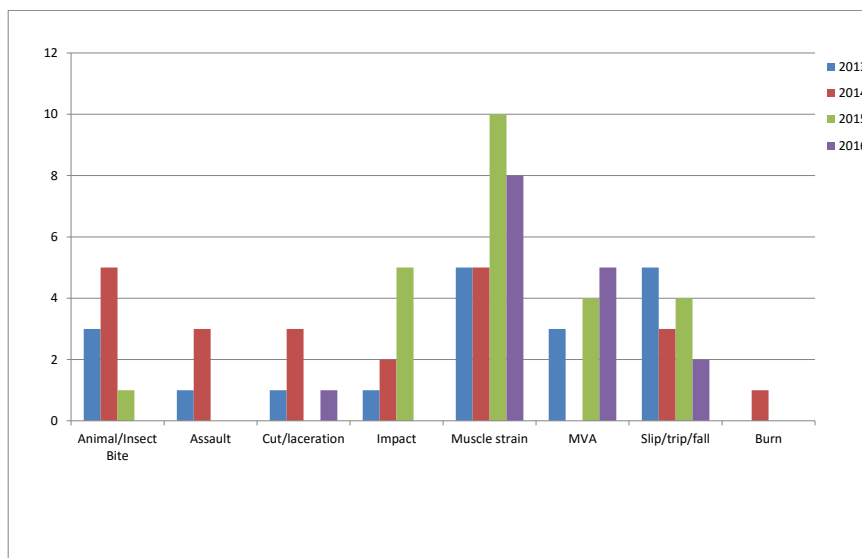
There was one lost time injury YTD amounting to 251 lost time hours. There has been one motor vehicle claim this year. There have been 5 workplace reported incidents YTD, no community incidents reported YTD and no staff resignations in November.

Incident / Accident Reporting Numbers 2013 till November 2016



Analysis: Incident / Accident reports for this year are trending as per last year around 2 reports each month.

Incident / Accident Reporting by type 2013 till November 2016



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

Visitor Centres

Glamorgan Spring Bay Council operates three visitor centres throughout the Municipality. They are all Yellow "I" centres. Visitor numbers through the centres are up by 1.2% on last year to date.

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	53	30
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	225	112

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	2493	1924	2701	2474	2208	2525	2304	2696	2414	6654	7224	7856	7115	
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	7488	24114	28284	26136	6369	31019	26626	29110	7942	81127	80094	83002	21799	

CURRENT RATES BALANCE 30th November 2016

Balance Brought Forward	\$9,797.99
Plus:	
Interest Charged	\$5,201.26
Rates Levied	\$7,220,961.89
Debit Journals	\$21,447.63
Sub Total	\$7,257,408.77
Less:	
Receipts	\$4,590,343.31
Pension Rebates	\$242,251.62
Credit Journals	\$71,129.68
Supplementary Credits	\$42,733.46
Discounts	\$66,827.49
Rates Balance	\$2,244,123.21
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 30 November 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$192,209.02	\$192,209.00	\$0.02	0.0%
INTEREST	\$52.31	\$60.00	-\$7.69	-12.8%
OTHER INCOME	\$378,178.99	\$370,000.00	\$8,178.99	2.2%
RATES AND CHARGES	\$297,388.10	\$294,569.13	\$2,818.97	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%
Total Income	\$856,728.42	\$841,238.13	\$15,490.29	1.8%
Gross Profit	\$856,728.42	\$841,238.13	\$15,490.29	1.8414%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$20,000.00	\$20,600.00	-\$600.00	-2.9%
EMPLOYEE BENEFITS	\$195,606.25	\$196,000.00	-\$393.75	-0.2%
MATERIALS AND SERVICES	\$480,946.55	\$479,209.00	\$1,737.55	0.4%
Total Operating Expenses	\$696,552.80	\$695,809.00	\$743.80	0.1%
Net Profit	\$160,175.62	\$145,429.13	\$14,746.49	10.14%
(1) Minimal dollars				
(2) Unexpected locum coverage charge				



Profit & Loss					
Glamorgan Spring Bay Council					
Visitor Centres					
For the month ended 30 November 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	\$183,367.95	\$179,000.00	\$4,367.95	2.4%	(1)
Total Income	\$341,867.95	\$336,000.00	\$5,867.95	1.7%	
Gross Profit	\$341,867.95	\$336,000.00	\$5,867.95	1.7464%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$5,000.00	\$5,000.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$113,466.34	\$109,369.00	\$4,097.34	3.7%	
MATERIALS AND SERVICES	\$138,203.02	\$155,950.00	-\$17,746.98	-11.4%	(2)
Total Operating Expenses	\$256,669.36	\$270,319.00	-\$13,649.64	-5.0%	
Net Profit	\$85,198.59	\$65,681.00	\$19,517.59	29.7157%	
(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 30 November 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$28,207.56	\$10,000.00	\$18,207.56	182.1%	(1)
GRANTS	\$167,633.50	\$168,000.00	-\$366.50	-0.2%	
INTEREST	\$26,878.47	\$22,500.00	\$4,378.47	19.5%	(2)
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$73,643.73	\$72,000.00	\$1,643.73	2.3%	
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$267,771.19	\$239,900.00	\$27,871.19	11.6%	(3)
RATES AND CHARGES	\$1,637,522.93	\$1,616,000.00	\$21,522.93	1.3%	
SHARE OF GENERAL RATE	\$814,854.00	\$814,854.00	\$0.00	0.0%	
STATUTORY FEES AND FINES	\$31,301.55	\$30,000.00	\$1,301.55	4.3%	
USER FEES	\$0.00	\$0.00	\$0.00		
Total Income	\$3,047,812.93	\$2,973,254.00	\$74,558.93	2.5%	
Gross Profit	\$3,047,812.93	\$2,973,254.00	\$74,558.93	2.5077%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$41,500.00	\$42,000.00	-\$500.00	-1.2%	
EMPLOYEE BENEFITS	\$235,233.46	\$216,730.00	\$18,503.46	8.5%	(4)
FINANCE COSTS	-\$846.73	-\$847.00	\$0.27	0.0%	
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00		
MATERIALS AND SERVICES	\$921,393.02	\$886,616.00	\$34,777.02	3.9%	
OTHER EXPENSES	\$90,999.27	\$75,800.00	\$15,199.27	20.1%	(5)
Total Operating Expenses	\$1,288,279.02	\$1,220,299.00	\$67,980.02	5.6%	
Operating Profit	\$1,759,533.91	\$1,752,955.00	\$6,578.91	0.3753%	
(1) Hard to budget property contributions					
(2) Interest received greater than budget					
(3) Utas live site catalyst money received					
(4) Above budget at this time expected to be on budget at December					
(5) Timing of payment audit fees					



Profit & Loss					
COUNCIL TOTAL					
For the month ended 30 November 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$44,442.56	\$22,500.00	\$21,942.56	97.5%	(1)
GRANTS	\$817,548.52	\$832,209.00	-\$14,660.48	-1.8%	
INTEREST	\$26,930.78	\$22,560.00	\$4,370.78	19.4%	(2)
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$73,643.73	\$72,000.00	\$1,643.73	2.3%	
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$798,814.60	\$776,775.00	\$22,039.60	2.8%	
RATES AND CHARGES	\$3,103,727.64	\$3,073,803.13	\$29,924.51	1.0%	
SHARE OF GENERAL RATE	\$4,040,847.00	\$4,035,527.00	\$5,320.00	0.1%	
STATUTORY FEES AND FINES	\$167,100.98	\$165,600.00	\$1,500.98	0.9%	
USER FEES	\$412,425.89	\$406,142.00	\$6,283.89	1.5%	
Total Income	\$9,485,481.70	\$9,407,116.13	\$78,365.57	0.8%	
Gross Profit	\$9,485,481.70	\$9,407,116.13	\$78,365.57	0.833%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$763,135.00	\$763,845.00	-\$710.00	-0.1%	
EMPLOYEE BENEFITS	\$1,693,603.66	\$1,660,398.00	\$33,205.66	2.0%	
FINANCE COSTS	\$57,194.91	\$34,502.00	\$22,692.91	65.8%	(3)
IMPAIRMENT OF RECEIVABLES	\$645.38	\$0.00	\$645.38		
MATERIALS AND SERVICES	\$2,530,687.73	\$2,491,616.00	\$39,071.73	1.6%	
OTHER EXPENSES	\$90,999.27	\$75,800.00	\$15,199.27	20.1%	(4)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$203,362.50	\$195,000.00	\$8,362.50	4.3%	
Total Operating Expenses	\$5,339,628.45	\$5,221,161.00	\$118,467.45	2.3%	
Operating Profit	\$4,145,853.25	\$4,185,955.13	-\$40,101.88	-0.958%	
Non-operating Expenses					
CLEARING ACCOUNT - PLANT HIRE RECOVERIES & E	-\$124,071.30	-\$120,000.00	-\$4,071.30	-3.3928%	
CLEARING ACCOUNTS WAGES ON-COSTS ETC.	-\$89,099.65	-\$80,000.00	-\$9,099.65	-11.3746%	
Total Non-operating Expenses	-\$213,170.95	-\$200,000.00	-\$13,170.95	-6.6%	
Net Profit	\$4,359,024.20	\$4,385,955.13	-\$26,930.93	-0.614%	
(1) Hard to budget related to development					
(2) Minimal dollar variance					
(3) Timing Difference					
(4) Timing Issues					



As at 30 November 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	\$2,303	COMPLETED	
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	Stormwater line extension 100m	\$14,500				
T - Esplanade & Roberts	Stormwater installation	\$18,000				
Council Bldgs & Marine Infrast						
T - Marina Extension	Stages 3 and 4	\$1,300,000	July	\$461,928	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	\$163,037	In Progress	Council Cash \$100k - Tourism Infrastructure Grant \$100k
O - Prosser River	Dredging and construction work	\$125,000				Council Cash - Council Motion
Plant & Equipment						
Free Roll	Compaction Roller	\$46,525				
Water Tank trailer 1000 litre	Trailer mounted pressure pump	\$14,000				
Waste Transfer Stations						
S - WTS Lease Extension	Perimeter farm fencing	\$7,000				
S - WTS Tip Shop	Feasibility study	\$45,000				



As at 30 November 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				Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R Reseal - Merideth to Pyke	\$3,720				Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R Reseal - Pyke to Francis	\$5,224				Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R Reseal - Francis to End Kerb	\$7,280				Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R Reseal - End Kerb to Aqua Sands	\$5,856				Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R Reseal - Aqua Sands to End Kerb	\$8,400				Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R Reseal - End Kerb to Kennedia	\$5,520				Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R Reseal - Kennedia to End Seal	\$10,384				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	Nov		In Progress	
Triabunna	Jetpatcher Costs	\$15,000	Nov	\$8,977	In Progress	
Orford	Jetpatcher Costs	\$15,000	Nov	\$11,003	In Progress	
Swansea	Jetpatcher Costs	\$15,000	Nov		In Progress	
Bicheno	Jetpatcher Costs	\$15,000	Nov		In Progress	
Coles Bay	Jetpatcher Costs	\$15,000	Nov	\$16,551	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	\$238,042	COMPLETED	Council Cash funded from RTR funds
B - Road Repairs	General Road Repairs Bicheno	\$25,000	Dec			
C - Road Repairs	General Road Repairs Coles Bay	\$25,000	Oct	\$17,273	COMPLETED	
B - Kent Street	Reconstruction	\$55,000	Dec			
O - Road Repairs	General Road Repairs Orford	\$25,000	Oct	\$13,920	COMPLETED	
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	\$23,432	COMPLETED	



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	\$38,828	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	\$26,287	COMPLETED	
Parks & Reserves						
A - Park Furniture replacement	Replacement	\$8,000	Nov		In Progress	
A - Playground Repairs - General	Replacement	\$7,500	Nov		In Progress	
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	\$48,522	In Progress	
O - Raspins Beach	Replace building for storage/showers	\$78,045	Sept	\$67,788	In Progress	\$38,045 - GRANT - rest Council cash
S - Toilet Replacement	Jubilee Beach toilets loo with a view	\$210,000	Aug	\$7,822		
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	March		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	March		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 Old Coach Rd, Springvale Rd, Grange Rd, Synotts Rd, Saltworks Rd, Pontypool Rd, McNeils Rd and Rosedale Rd.

Shouldering works and vegetation trimming undertaken generally on road network where required.

SOUTH

Grading and resheeting works undertaken along Nugent Rd.

Road edges cleared along Alma Rd, Hermitage Rd and Earlham Rd.

Shouldering works and vegetation trimming undertaken generally on road network where required

- Sealed road network:

Jetpatcher machine has been engaged to carryout sealed road surface repairs, such as potholing and edges throughout the municipal area. This work is now complete.

Road sub-base pavement failures following the recent wet weather period have been addressed throughout the municipal area. Failed sections of pavement were milled out and reinstated with asphalt.

WASTE TRANSFER STATIONS:

- All waste transfer stations are operating within prescribed guidelines.
- Waste transfer stations will be **CLOSED** on Christmas Day. All other days remain unchanged for the festive season.

Sites will be open:

Monday to Friday 2.30pm to 4.30pm

Saturdays Closed

Sundays 12.30pm to 4.30pm (except Christmas Day)

- Free Greenwaste Programme
To assist residents in preparing for the bushfire season, Council is offering FREE green waste disposal at all waste transfer stations between Monday 2nd January – Sunday 8th January, inclusive.
- Greenwaste Disposal
Council conducted the following greenwaste burns in preparation of the free disposal programme in January.
Bicheno - waste transfer station on Friday 2 December 2016 at 8.00am
Swansea - waste transfer station on Friday 2 December 2016 at 8.00am
Orford - waste transfer station on Friday 2 December 2016 at 8.00am
The activities were in accordance with EPA guidelines.

GARBAGE, RECYCLING SERVICES:

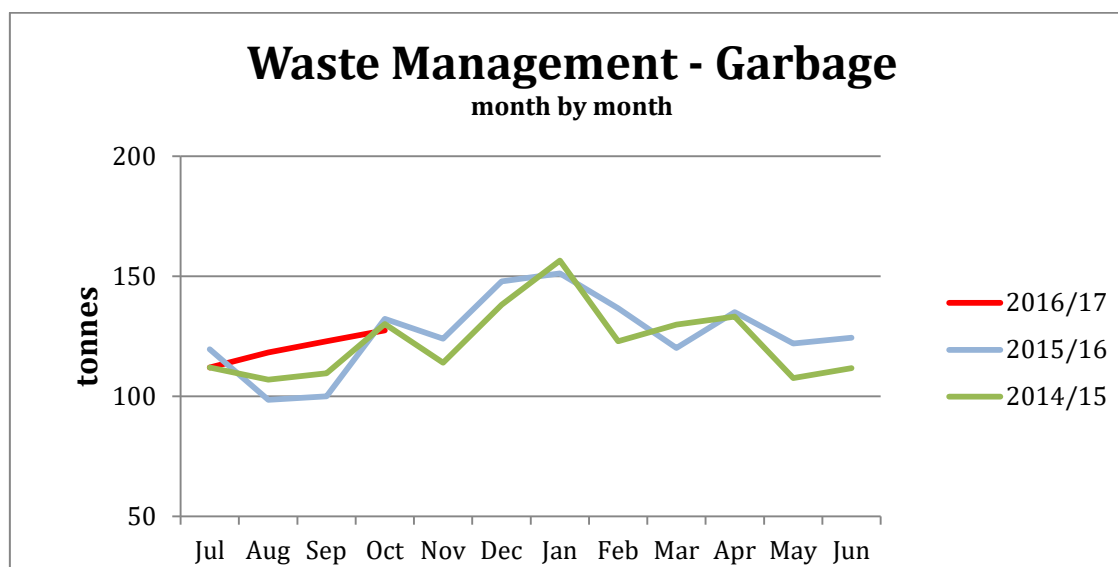
- Nil issues
- Kerbside Collection
All collection days and times remain unchanged for the festive season.

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

<u>MONTH</u>	<u>BICHENO Collection & WTS</u>	<u>BICHENO WTS only</u>	<u>COLES BAY WTS only</u>	<u>SWANSEA WTS only</u>	<u>ORF-TRIA-CB- SW Collection & ORF WTS</u>	<u>ORFORD WTS only</u>	<u>TOTAL (tonnes)</u>
JULY '16	34.16	9.90	22.06	32.14	98.20	10.42	186.56
AUG	33.76	4.71	12.52	31.08	96.50	7.21	173.86
SEPT	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	N	O		D	A	T	A
TOTALS	145.82	32.86	77.86	148.32	451.16	83.14	823.16

Kerbside Garbage Collected: Bin numbers & tonnages

<u>MONTH</u>	<u>BICHENO</u>	<u>COLES BAY</u>	<u>SWANSEA</u>	<u>TRIABUNNA</u>	<u>ORFORD</u>	<u>TOTAL BINS</u>	<u>TOTAL (tonnes)</u>
JULY '16	2022	1166	1995	2020	2134	9337	112.05
AUG	2421	1300	2491	2080	1570	9862	118.34
SEPT	2129	1239	2153	2609	2165	10295	123.00
OCT	2841	1442	2249	2194	1897	10623	127.47
NOV	N	O		D	A	T	A
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
NOV	N	O		D	A	T	A
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/whipper duties due to the exceptional wet period we have been experiencing recently.
- Two park bench seats have been installed at 'Our Park' Orford.
- Walking tracks repaired/upgraded at Cambria Drive and Pyke Court, Swansea.

STORMWATER, DRAINAGE:

- Undertaking culvert and drain cleanout works along various parts of the road network.
- Debris blockages removed and open swale drain reshaped at the foreshore reserve opposite Alma Rd, Orford. Open drains cleared along Fieldwick Lane – Orford, Maria St, Young St and Old Spring Bay Rd - Swansea.

BRIDGES, CULVERTS:

- Ongoing maintenance when required.
- Road and bridge approach repairs undertaken on Brockley Rd to maintain vehicular access following the recent rain event.

EMERGENCY MANAGEMENT:

- Four motor vehicle accidents since the last report. No entrapment or major injuries, only traffic control required.
- Attended Unit Managers workshop on Bruny Island in the last weekend of November. Topics covered; airbags, pretensioners, navigation and vehicle recovery.
- The auxiliary battery system in our primary rescue truck exploded in the battery box. We are currently fixing this issue and no damage to any equipment resulted.
- Unfortunately one of our portable lights has also failed after getting water into it whilst it was in the old building. This will be fixed shortly.
- Currently in the process of getting marine radio shifted from old building to new one, to complement our existing radio's already on site.

Thanks for all of your support during the year.
Have a merry Christmas and a safe and happy new year.

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

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

2016–2017 CAPITAL WORKS UPDATE

- A visitor pull-over area has been constructed adjacent Dolphin Sands Road about one kilometre in from Swan River Road. A general area information sign was erected which was developed by the Dolphin Sands Ratepayers Association.

Profit & Loss					
Glamorgan Spring Bay Council					
WORKS DEPARTMENT					
For the month ended 30 November 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$457,706.00	\$454,000.00	\$3,706.00	0.8%	
OTHER INCOME	\$125,948.74	\$147,825.00	-\$21,876.26	-14.8%	(1)
RATES AND CHARGES	\$1,087,821.11	\$1,079,594.00	\$8,227.11	0.8%	
SHARE OF GENERAL RATE	\$1,499,553.00	\$1,499,553.00	\$0.00		
USER FEES	\$32,318.39	\$33,917.00	-\$1,598.61	-4.7%	
Total Income	\$3,203,347.24	\$3,214,889.00	-\$11,541.76	-0.4%	
Gross Profit	\$3,203,347.24	\$3,214,889.00	-\$11,541.76	-0.359%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$564,665.00	\$564,045.00	\$620.00	0.1%	
FINANCE COSTS	\$1,048.22	\$3,030.00	-\$1,981.78	-65.4%	(2)
EMPLOYEE BENEFITS	\$641,278.56	\$627,359.00	\$13,919.56	2.2%	
MATERIALS AND SERVICES	\$679,741.82	\$698,791.00	-\$19,049.18	-2.7%	
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$187,207.50	\$171,615.00	\$15,592.50	9.1%	(3)
Total Operating Expenses	\$2,073,941.10	\$2,064,840.00	\$9,101.10	0.4%	
Net Profit	\$1,129,406.14	\$1,150,049.00	-\$20,642.86	-1.795%	
(1) Contract amendment with Stornoway for highway maintenance					
(2) Minor dollar variance					
(3) Plant useage above budget (Internal Expense)					

6.3 Manager Regulatory Services, Mrs. Winny Enniss

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

Animal Control

Fifty nine (59) dogs were registered in November with 924 YTD total. YTD, 2 dogs have been impounded, 2 infringements issued, 4 warnings given, 1 dog surrendered, 2 dogs seized and 1 dog has been euthanized. There has been 1 lost dog call and 18 complaints received YTD. This department is operating only with the Regulatory Services Officer/Municipal Inspector.

Engineering & Technical Services

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

Environmental Health

Seven (7) food business registrations were renewed this month. Nine (9) temporary food registrations and 8 special plumbing permits were issued for the month. YTD 1 place of assembly licence has been issued, 0 immunizations have been conducted and there are 10 supplies of private water. Six (6) food business inspections were carried out this month totalling 42 YTD.

Council commenced its normal yearly round of inspections this month with 23 fire abatement notices being issued. 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 24 applications for November and approved 16 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 November and approved 22 applications. Six (6) applications were placed on section 54 for the month. There were 6 NPR applications for the month with 28 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 November 2015 and became operational from 5th November 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 82 deposits (321 YTD), 33 withdrawals (172 YTD), 5 transfers (16 YTD), no new account enquiries (4 YTD) and 13 general enquiries (66 YTD). There have been 4 days where no transactions/enquires have occurred for this financial year.

General

A trainee commenced employment within the Regulatory services Department on 24th November 2016 undertaking Certificate III in Business Administration.

PLANNING	MTD	YTD
Application Received	31	135
Applications Approved	22	132
Placed on Section 54	6	
Applications Refused		
Applications Withdrawn		2
NPR – No Permit Required	6	28
Visitor Accommodation Approvals	2	20
BUILDING		
Application Received	24	90
Applications Approved	16	85
ANIMAL CONTROL		
Dogs Registered	59	924
Kennel Licences Issued/renewed		
Dogs Impounded	1	2
Dogs Seized		2
Dogs Surrendered		1
Dogs Euthanized		1
Warnings Issued	4	4
Complaints	3	18
Infringements	1	2
Lost Dog calls	1	2
Other - Rooster	1	5
ENVIRONMENTAL HEALTH		
Immunisations		
Food Business Registrations	7	62
Temporary Food Business Registrations	9	14
Food Business Inspections	6	42
Place of Assembly Licences		1
Environmental Nuisances		
Abatement Notices		
Notifiable Diseases		
Recreational Water Sampling		
Suppliers of Private Water	1	10
Water Carriers		
Regulated System Registration		
Major Incidents notified to DPIPWE		
Special Plumbing Permits Issued	8	19
BENDIGO BANK		
Deposits	82	321
Withdrawals	33	172
Transfers	5	16
New Accounts		4
Other	13	66
No of days whereby no transactions/enquiries carried out		4

APPLICATIONS RECEIVED AND APPROVED FOR November 2016

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

Planning DA No	Type	Location	Description	Status	Received	Resolved
16094	D	33 Oyster Bay Court, Coles Bay	Two visitor accommodation units	Approved		22/11/16
16155	P	1/12 Julia Street & 2/12 Julia Street, Swansea	Amendment to strata	Approved	07/11/16	09/11/16
16169	D	3 Bluff Circle, Orford	Change of use to visitor accommodation	Approved		03/11/16
16180	D	Okehampton Road, Triabunna	Dwelling & outbuilding	Approved		07/11/16
16182	D	RA2898 Freycinet Drive, Coles Bay	Addition to building	Approved		07/11/16
16186	D	22 Tribe Street, Bicheno	Outbuilding & addition to dwelling	Approved		14/11/16
16188	P	Ryans Road, Spring Beach	Outbuilding	Approved	07/11/16	07/11/16
16198	D	24 Hazards View Drive, Coles bay	Dwelling	Approved	21/11/16	21/11/16
16200	D	Tasman Highway, Bicheno	Outbuilding	Approved	07/11/16	29/11/16
16202	D	RA555 Freestone Point Road, Triabunna	Hotel, restaurant, function facility	Approved		02/11/16
16203	NPR	12 Kennedia Place, Swansea	Outbuilding	Approved	17/11/16	17/11/16
16205	P	14 James Street, Bicheno	Change of use to visitor accommodation	In progress	09/11/16	
16206	NPR	22 Tribe Street, Bicheno	Addition to dwelling	Approved	10/11/16	17/11/16
16207	NPR	RA297 Rheban Road, Spring Beach	Dwelling	Approved	08/11/16	21/11/16
16208	D	8 Wedge Tail Circuit, Bicheno	Dwelling	In progress	10/11/16	
16209	D	2/8 Esplanade, Orford	Change of use to visitor accommodation	In Progress	14/11/16	
16210	NPR	Maria Island, Maria Island	Quarry	Approved	15/11/16	21/11/16
16211	D	19 Tasman Highway, Orford	Multiple dwelling (one addition dwelling)with the use for visitor accommodation & sign	In progress	16/11/16	
16212	E	8 Redbill Drive, Bicheno	Awning addition	Approved	18/11/16	18/11/16
16213	NPR	32 French Street, Orford	Outbuilding	Approved	17/11/16	21/11/16

16214	D	21 Beattie Avenue, Bicheno	Outbuilding, addition to dwelling & front fence	In progress	18/11/16	
16215	D	Pearl Court, Orford	Outbuilding	In progress	17/11/16	
16216	P	RA292 Rheban Road, Spring Beach	Change of use to visitor accommodation	In progress	22/11/16	
16217	P	11 Rudd Avenue, Orford	Change of use to visitor accommodation	In progress	21/11/16	
16218	D	Ryans Road, Spring Beach	Dwelling	In progress	22/11/16	
16219	P	17 West Shelly Road, Orford	Partial change of use to visitor accommodation	In progress	22/11/16	
16220	D	17a Noyes Street, Swansea	Dwelling	In progress	24/11/16	
16221	P	RA499 Dolphnhin Sands Road, Dolphin Sands	Addition to dwelling	In progress	22/11/16	
16222	P	Tasman Highway, Little Swanport, RA32 & RA40 Cottons Drive, Little Swanport	Amendment to strata	In progress	22/11/16	
16223	D	1 Sebastian Rise, Swansea	Caravan Annex	In progress	28/11/16	
16224	D	RA525 Earlham Road, Rheban	Outbuilding	In progress	28/11/16	
16225	P	RA202 Cambria Drive, Swansea	Dwelling	In progress	29/11/16	

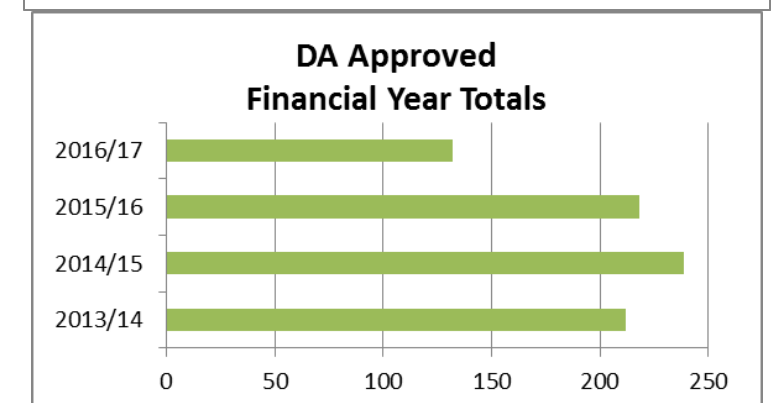
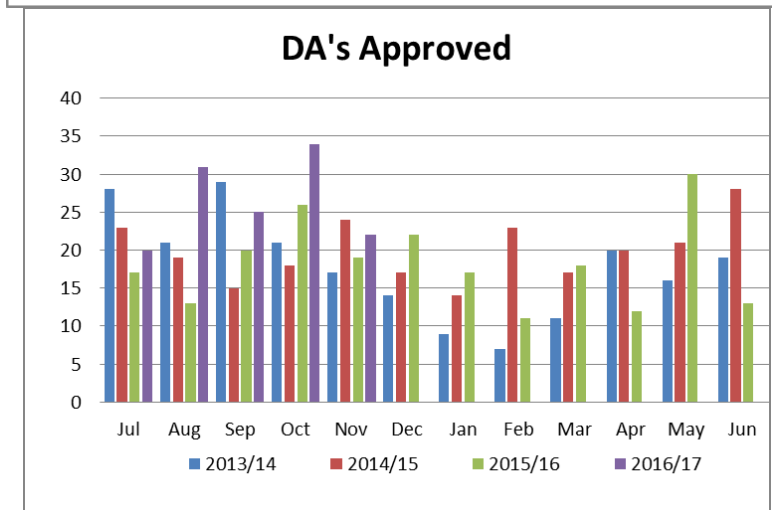
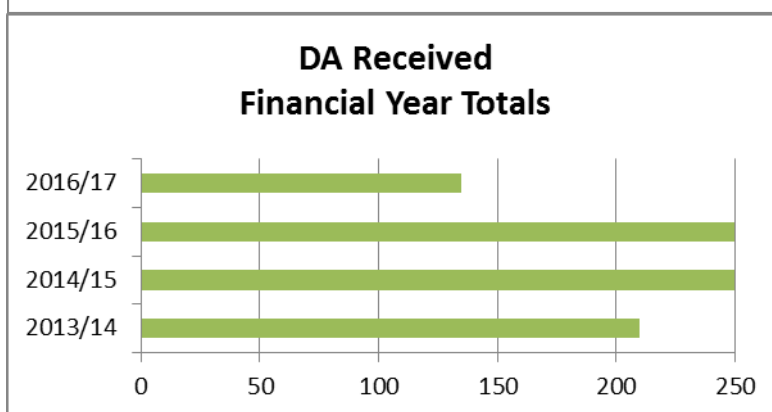
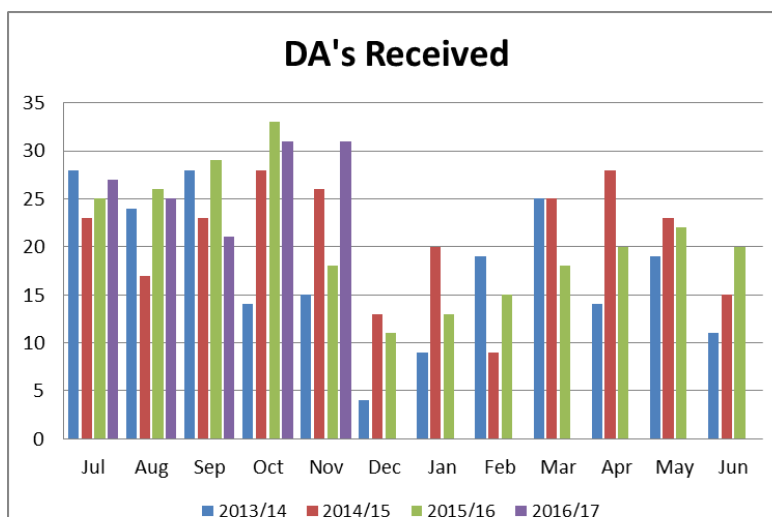
SUBDIVISIONS SA No					
16006	59 Old Spring Bay Road, Swansea	Subdivision into 42 lots	Approved		22/11/16
16009	7 Addison Street, Swansea	Subdivision into 2 lots	Approved		29/11/16
16017	2 Maddie Court, Swansea	Subdivision into 2 lots	Approved		17/11/16
16018	9/11 Tasman Highway, Orford	Boundary adjustment	Approved		07/11/16
16019	Old Spring bay Road, Swansea	Subdivision into 6 lots	Approved		22/11/16
16020	67 Gordon Street, Swansea	3 lot subdivision	Approved	15/11/16	29/11/16
16021	RA92 Alma Road, Orford	Subdivision into 4 lots	In progress	09/11/16	
16022	30 Foster Street, Bicheno	Subdivision into 6 lots & boundary adjustment	In progress	14/11/16	
16023	38 Fraser Street, Bicheno	Subdivision into 2 lots	In progress	14/11/16	

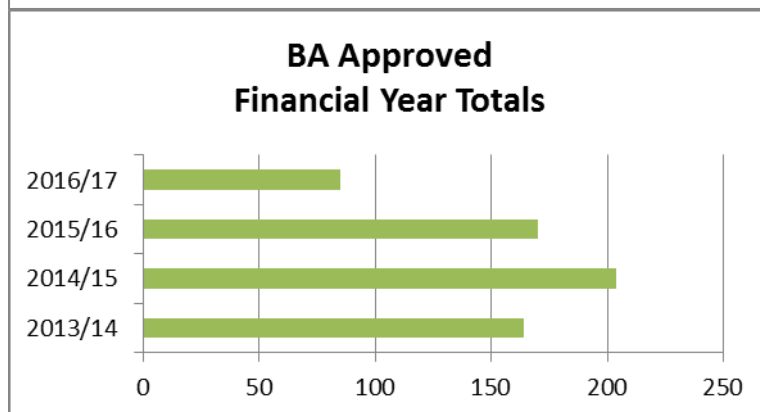
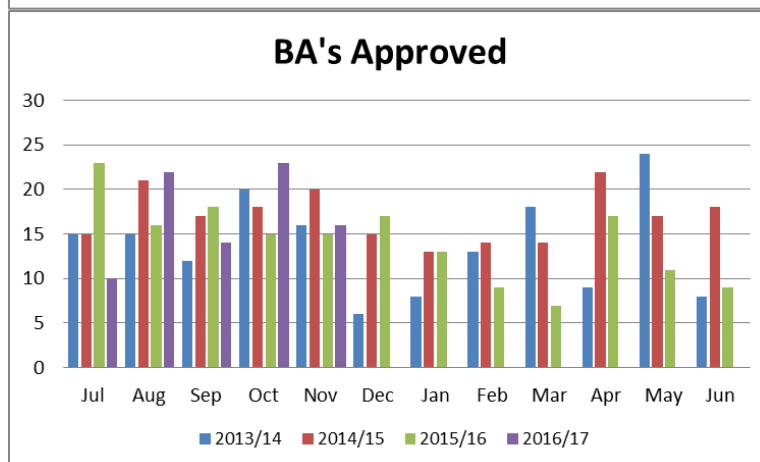
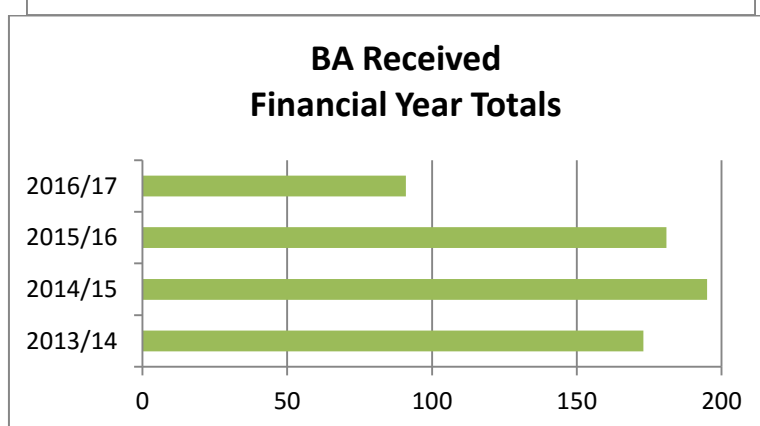
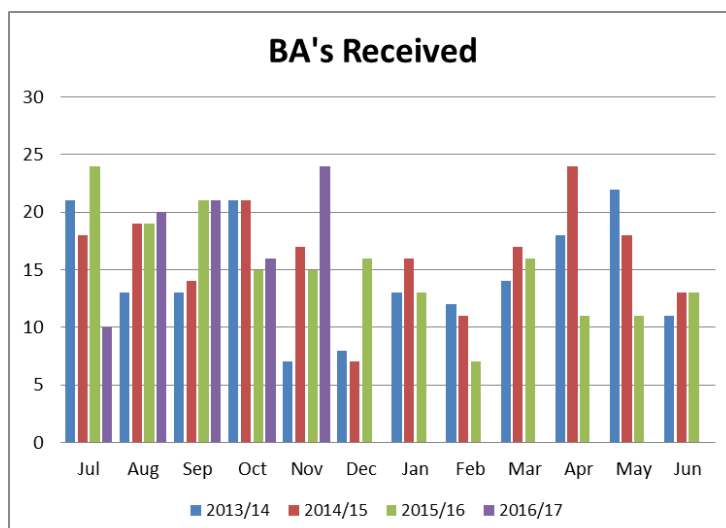
16024	192 Tasman Highway, Bicheno & RA18036 Tasman Highway, Bicheno	Boundary adjustment	In progress	15/11/16	
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BUILDING BA No					
16131	40 Francis Street, Swansea	Alterations & additions to dwelling & shed	Approved		08/11/16
16136	15 Muirs Place, Coles Bay	Garage, carport & retaining wall	Approved		01/11/16
16143	RA304 Rheban Road, Spring Beach	2 x Sheds	Approved		08/11/16
16144	130 Springvale Road, Cranbrook	Wine storage building	Approved	01/11/16	09/11/16
16145	4 Harvey Crescent, Bicheno	Dwelling	Approved	01/11/16	02/11/16
16146	RA1158 Dolphin Sands Road, Dolphin Sands	Dwelling	Approved	10/11/16	23/11/16
16147	58 Jetty Road, Coles Bay	Dwelling	In progress	10/11/16	
16148	RA545 Dolphin Sands Road, Dolphin Sands	Additions to shed	Approved	11/11/16	22/11/16
16149	107 Roberts Street, Triabunna	Dwelling including decks & outbuilding	Approved	17/11/16	23/11/16
16150	32 French Street, Orford	Shed	Approved	17/11/16	22/11/16
16151	RA1348 Dolphin Sands Road, Dolphin Sands	Dwelling & spa	Approved	17/11/16	24/11/16
16152	8 Redbill Drive, Bicheno	Additions to dwelling – awning	In progress	17/11/16	
16153	RA21 Cambria Drive, Dolphin Sands	Additions to shed	Approved	17/11/16	30/11/16
16154	RA1000 Dolphin Sands Road, Dolphin Sands	Shed	Approved	17/11/16	23/11/16
16155	9 Lord Street, Triabunna	Demolition, alterations & additions – outbuilding	In progress	17/11/16	
16156	16017 Tasman Highway, Apslawn	Grease Trap & Upgrade of sewer plant	In progress	18/11/16	
16157	79 Hazards View Drive, Coles Bay	Dwelling & Garage	In progress	18/11/16	
16158	5 Wattle Grove, Orford	Outbuilding	Approved	18/11/16	23/11/16
16159	1045 Sand River Road, Buckland	Telecommunications tower	Approved	22/11/16	23/11/16



16160	6 Tasman Highway, Orford	Carport	In progress	24/11/16	
16161	11 Tarleton Street, Swansea	Relocate dwelling	In progress	24/11/16	
16162	RA13 Ryans Road, Spring Beach	Internal alterations & additions	In progress	29/11/16	
16163	10 Tarleton Street, Swansea	Dwelling	In Progress	29/11/16	
16164	29 Ryans Road, Spring Beach	Outbuilding	In progress	29/11/16	
16165	RA460 Courland Bay Road, Bicheno	Visitor Accommodation unit	In progress	29/11/16	
16166	23 Vicary Street, Triabunna	Solar panels	Approved	30/11/16	30/11/16
16167	RA1182 Dolphin Sands Road, Dolphin Sands	Solar panels	Approved	30/11/16	30/11/16





Profit & Loss					
Glamorgan Spring Bay Council					
REGULATORY SERVICES					
For the month ended 30 November 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$16,235.00	\$12,500.00	\$3,735.00	29.9%	(1)
OTHER INCOME	\$12,111.97	\$750.00	\$11,361.97	1514.9%	(2)
RATES AND CHARGES	\$80,995.50	\$83,640.00	-\$2,644.50	-3.2%	
SHARE OF GENERAL RATE	\$363,060.00	\$357,740.00	\$5,320.00	1.5%	
STATUTORY FEES AND FINES	\$135,749.43	\$135,600.00	\$149.43	0.1%	
USER FEES	\$10,494.50	\$10,125.00	\$369.50	3.6%	
Total Income	\$618,646.40	\$600,355.00	\$18,291.40	3.0%	
Gross Profit	\$618,646.40	\$600,355.00	\$18,291.40	3.0468%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$10,040.00	\$10,040.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$185,509.97	\$186,704.00	-\$1,194.03	-0.6%	
MATERIALS AND SERVICES	\$153,866.46	\$142,300.00	\$11,566.46	8.1%	(3)
Total Operating Expenses	\$349,416.43	\$339,044.00	\$10,372.43	3.1%	
Net Profit	\$269,229.97	\$261,311.00	\$7,918.97	3.0305%	
(1) Public Open Space contributions above budget					
(2) Unexpected commission received re bank					
(3) Expected to be on budget at the end of December					

6.4 Manager Community Development & Administration, Mrs Lona Turvey

Community Development · Administration Services ·

Seniors' Events

High Tea at Meredith House, Swansea

Thirty seniors from Swansea and Triabunna attended a High Tea at Meredith House, Swansea on Tuesday, 15th November, 2016. Guests thoroughly enjoyed the amazing selection of sandwiches, cakes and slices which were all prepared by Noel Stanley and Neal McDermott at Meredith House. There was a real buzz in the rooms as everyone ate, chatted and caught up with friends.

Evandale Market

Forty-three seniors from throughout the municipal area participated in the bus trip to the Evandale Market on Sunday, 20th November, 2016. This is always a very popular trip and there are many requests throughout the year for this to be included in the program to celebrate Seniors Week. This trip to the market provides an opportunity for seniors to not only enjoy the company of other locals but to be able to shop and buy fresh vegetables, fruit, bread and all the other produce that is available, as well as doing some early Christmas shopping.

Following the market, the bus travelled to Stonestrow Restaurant at Norwood which provided a very enjoyable lunch.

High Tea at Gallery Artspace

The final Seniors event for this year was held on 29th November, 2016 at Gallery Artspace. where 40 people attended another delicious High Tea with a lovely selection of Austrian biscuits, Christmas stollen and pastries, served on elegant, vintage crockery.

Prior to serving afternoon tea, Kathy Mason, Education Manager from Alzheimer's Australia Tasmania, gave a presentation on how to understand your brain and memory and what can be done to help protect against developing the disease. Everyone who attended commented on how interesting the presentation was and they were all very keen to take the handouts to find out as much as possible about this most common form of dementia.

Christmas Show at May Shaw

Council is sponsoring a special Christmas Show at the May Shaw Health Centre Inc. on Thursday, 15th December, 2016. The show by 'The Dame' (also known as Mervyn McGee), will consist of Christmas songs and carols, as well as games and poems.

Similar performances have been held at the May Shaw in the past and the residents love and enjoy the music and entertainment which can be very beneficial for those residents who are suffering from Alzheimer's.

A special afternoon tea will follow the performance.

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 Sesquicentennial Celebration	1,000	132/16
Earth Ocean Network Inc.	1,000	133/16
Lions Club of Spring Bay	800	
Glamorgan Lions Club	800	
Total	10,450	



Profit & Loss					
Glamorgan Spring Bay Council					
COMMUNITY DEVELOPMENT AND ADMINISTRATION					
For the month ended 30 November 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$2,506.26	\$3,000.00	-\$493.74	-16.5%	(1)
SHARE OF GENERAL RATE	\$584,300.00	\$584,300.00	\$0.00	0.0%	
Total Income	\$586,806.26	\$587,300.00	-\$493.74	-0.1%	
Gross Profit	\$586,806.26	\$587,300.00	-\$493.74	-0.0841%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$10,000.00	\$10,000.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$159,093.30	\$160,322.00	-\$1,228.70	-0.8%	
MATERIALS AND SERVICES	\$48,980.63	\$36,600.00	\$12,380.63	33.8%	(2)
Total Operating Expenses	\$218,073.93	\$206,922.00	\$11,151.93	5.4%	
Operating Profit	\$368,732.33	\$380,378.00	-\$11,645.67	-3.0616%	
(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 on the development to build the Triabunna Gatehouse at the Highway entrance to Triabunna. The roofing material is being installed and the hardwood cladding for the toilet section is being fitted.

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 is continuing. The concrete slab has been placed and the in ground plumbing installed. The main steel beams and timber frames are installed and the external cladding is being fitted. 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 at Jubilee beach are currently being finalised. A Planning application will be lodged soon. The Council is currently waiting for consent from Crown Land Services to lodge the Development Application.



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

MARINE INFRASTRUCTURE:

Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.
- **Swansea Elevated Boat Ramp**
MAST has secured funding from the Federal Government for the additional funds required to build the new elevated boat ramp at Swansea. 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 begin shortly. We are waiting to sign a deed of agreement with the Federal Government for the grant that has been awarded to Glamorgan Spring Bay Council. 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 deepen the channel for Stages 3 and 4 of the Triabunna Marina expansion is continuing. A large quantity of silt and sandstone material is being removed to give us the depth needed for the berths to be installed. Once this work is complete Piling for the floating pontoons will begin. 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 stabilize the mouth of the Prosser River is on hold. MAST is assessing the project to determine whether the direction of the training walls should be changed in light of the recent heavy rains and the channel that has opened up because of the flow of the river.

Council Marine Infrastructure	
Public Boat Ramps throughout Municipality	14
Fishing Boats paying yearly fee at the Triabunna Wharf	7
Marina Berths occupied by Commercial Fishing Boats (Triabunna)	20
Marina Berths occupied by Recreational Boats (Triabunna)	32
Marina Berths occupied by Ferries or Tour Boat operators	3
Waiting list for Commercial Fishing Boat Berths (Triabunna)	1
Waiting list for Recreational Boat Berths (Triabunna)	28



Glamorgan Spring Bay Council					
BUILDINGS AND MARINE INFRASTRUCTURE					
For the month ended 30 November 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
OTHER INCOME	\$495.45	\$3,800.00	-\$3,304.55	-87.0%	(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	\$166,131.05	\$171,600.00	-\$5,468.95	-3.2%	
Total Income	\$588,356.50	\$597,080.00	-\$8,723.50	-1.5%	
Gross Profit	\$588,356.50	\$597,080.00	-\$8,723.50	-1.461%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$104,830.00	\$105,075.00	-\$245.00	-0.2%	
EMPLOYEE BENEFITS	\$48,141.21	\$48,085.00	\$56.21	0.1%	
FINANCE COSTS	\$56,993.42	\$32,319.00	\$24,674.42	76.3%	(3)
MATERIALS AND SERVICES	\$91,326.56	\$77,300.00	\$14,026.56	18.1%	(2)
Total Operating Expenses	\$301,291.19	\$262,779.00	\$38,512.19	14.7%	
Net Profit	\$287,065.31	\$334,301.00	-\$47,235.69	-14.1297%	
(1) Minimal Dollars					
(2) Some items need capitalising					
(3) Timing of payment					

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.

The contract with NRM South has been finalised. 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

World Wetlands Day Celebrations in 2017 will be held at Devils Corner Vineyard on Saturday 28th January between 10:30am and 2:30pm. Funding from NRM South has enabled this partnership event with PWS to become an annual event to celebrate our local wetland of international importance, Moulting Lagoon Ramsar Wetland. This event will be promoted from early January.

The installation of the Whale Trail interpretation signs is complete. Reporting to the Australian Government has also been completed. The Whale Trail Connies Cards have arrived and will be distributed amongst our project partners including the Break O'Day, Sorell and Tasman Councils, PWS Freycinet, PWS Triabunna Field Centre and DPIPWE's Marine Conservation Program.

Bushwatch

A trial project to address illegal firewood harvesting is being 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.

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 continue with steam weeding in the towns 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.

Contracts for the co-funded Catchments To Coast program with NRM South and associated projects for 16/17 and 17/18 have been finalised.

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. The next GSB NRM Committee meeting will be held in February in Swansea – date TBC in early January.

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

In the New Year we will work with Landcare Tasmania to establish a 'GSB Roamers' Landcare Group which will enable volunteers to work on projects anywhere in the municipality. We are also planning to establish a 'Friends Of Triabunna Reserves' so to get some volunteer activity in some of the Crown Reserves around the township. A number of people have expressed an interest in being involved already.

Continue to work and develop partnerships with Parks and Wildlife Service, Crown Land Services, TasWater, DPIPW, Department of State Growth, service providers, contractors and other agencies with regards to NRM values on public land.

In partnership with PWS, NRM South and BirdLife Tasmania, a shorebird newsletter was developed for the Dolphin Sands area. This has been posted to all ratepayers in the Dolphin Sands locality along with a shorebird postcard from the collection designed by Swansea Primary School students.

Parks and Wildlife

Funding from NRM South has enabled us to facilitate a re-print of the Denison Beach Conservation Area shorebird interpretation sign that was destroyed several years ago. In discussions regarding this year's weed control work around the lagoon.

Assisting PWS with promotion of their summer Discovery Ranger program across our municipality. The program runs from 27 December 2016 – 29 January 2017. This summer a new event has been added to the program which is a 'Discovery Day'. The Discovery Days will be held in Triabunna and Bicheno on 6 January 2017. Full program available at www.parks.tas.gov.au

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. Follow up boneseed control in the Crown Land Reserve behind Bicheno is underway. This has also included control of small populations of Spanish heath and pampas grass.

Tasmanian Fire Service

In early discussions with TFS and DSRA regarding developing a Bushfire Mitigation grant application for a project at Dolphin Sands. The applications are due at the end of January.

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 Climate Change Office and Office of Security and Emergency Management as well as Kingborough Council. 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.

Undertaking planning with relevant stakeholders on World Wetlands Day, Clean Up Australia Day, summer festivals and markets, and Discovery Ranger activities.

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

Projects in process include:

- Researching energy and cost efficient hot water system replacement for Bicheno Health and Resource Centre;
- Collaborating with East Coast Tourism to initiate reusable coffee cups campaign
- Investigating recycling and disposal options for specific items such as batteries and light globes;
- Assisting with organizing Tidy Towns National Awards to be hosted by Triabunna.

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 – working with Consultants and Aboriginal Heritage Tasmania to ensure bridge replacement and proposed realignment of road at Spring Beach does not impact on heritage values.

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.

All staff have completed First Aid Training.



Profit & Loss					
Glamorgan Spring Bay Council					
NRM					
For the month ended 30 November 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	\$2,000.00	-\$1,198.00	-59.9%	(2)
SHARE OF GENERAL RATE	\$227,000.00	\$227,000.00	\$0.00	0.0%	
USER FEES	\$14,114.00	\$10,000.00	\$4,114.00	41.1%	(3)
Total Income	\$241,916.00	\$257,000.00	-\$15,084.00	-5.9%	
Gross Profit	\$241,916.00	\$257,000.00	-\$15,084.00	-5.8693%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$7,100.00	\$7,085.00	\$15.00	0.2%	
EMPLOYEE BENEFITS	\$115,274.57	\$115,829.00	-\$554.43	-0.5%	
MATERIALS AND SERVICES	\$16,229.67	\$14,850.00	\$1,379.67	9.3%	(3)
NRM OFFSET ACCOUNT	\$0.00	-\$27,809.00	\$27,809.00	100.0%	(4)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$880.00	\$2,710.00	-\$1,830.00	-67.5%	(5)
Total Operating Expenses	\$139,484.24	\$112,665.00	\$26,819.24	23.8%	
Operating Profit	\$102,431.76	\$144,335.00	-\$41,903.24	-29.0319%	
(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 NRM Committee Meeting Minutes, November 2016 (Draft).

7.2 Triabunna Recreation Ground Committee Meeting Minutes, November 2016 (Draft).

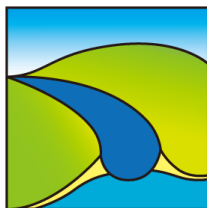
7.3 Youth Council Meeting Minutes, November 2016 (Draft).

David Metcalf
General Manager

Recommendation:

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

7.1 NRM Committee Meeting Minutes, November 2016 (Draft)



NRM

Glamorgan Spring Bay
Natural Resource Management

GSBC NRM Special Committee Meeting # 53 Minutes

Iluka Tavern, Coles Bay
Wednesday 9th November 2016, 10:30am.

1.0 PRESENT

Present: David Tucker (Chair), Mel Kelly (GSBC Manager Natural Resources), 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), Diana Nunn (Coles Bay), Gary Stoward (Dolphin Sands Ratepayers Assoc.), Derek Madsen (*Banwell*), Kate Hibbert (Department of Defence), Kath Hitchcock (PWS Triabunna Field Centre), Richard Dakin (PWS Freycinet), Alan Morgan (Coles Bay), Judy Broadstock (Bicheno).

2.0 APOLOGIES

Councillor Bertrand Cadart, Jane Wing (Orford Community Group), Ben Fleer (Brown Bros. Devils Corner Vineyard), Rosemary Jarvis (Bicheno).

3.0 CONFIRMATION OF PREVIOUS MINUTES

Confirmation of previous minutes from GSB NRM Committee meeting no. 52.

Moved: Derek Madsen. **Seconded:** Diana Nunn. *Carried unanimously.*

4.0 MATTERS ARISING FROM THE MINUTES OF LAST MEETING.

Look into the award winning GPT installed at Glenorchy: Cynthia reported that this is in progress.

Invite a representative from CLS to attend a future Committee meeting to discuss Bagot Point and Crown Land in general: A representative from CLS is hoping to join us at our first meeting in 2017.

Follow up with Regulatory Services Manager regarding the emptying of the Coles Bay slipway drain: Mel has spoken to the Regulatory Services Manager and the Plumbing Inspector, both of whom have been in correspondence with the owner about this. Mel will follow up again before the next Committee meeting. Kate noted there is a relevant Code of Practice that applies in this situation. Richard suggested asking MAST.

Follow up with GSBC GM about the letter regarding erosion and sedimentation from Solis: David reported that he has not yet followed up in writing with the GM, but he will do so. Mel passed on an apology from the GM, he will reply to David soon.

Supply link to NSW EPA Report on Illegal Rubbish Dumping, for circulation to the Committee: done.

Find out more information about what contributes to Tasmania's greenhouse gas emissions: done.

Facilitate a working bee at the Gordon St Reserve (Swansea) to remove the debris that Aurora or Transend left behind: David noted that he spent a day volunteering at the Reserve last week, he has moved a lot of the debris into piles which will need burning or removing sometime. Rosie noted that as this is Crown Land, when the CLS Officer next comes to GSB for site visits, we will take him there and request that he follow up with Aurora or Transend, to ask them to clean up the debris, and not to leave debris behind in the future.

Site visit and quote to CLS to undertake follow up weed control on Swansea's unmade road reserves: CLS officer is hoping to visit GSB next week. If so, the unmade road reserves will be one of the site visits.

Install CLS 'camping prohibited' sign at Dolphin Sands easement: done.

Having received notice that our Tasmania Police Committee representative is moving to a new position, follow up with Sergeant Pearce as to who the Committee should liaise with into the future: done. Sergeant Pearce will be our new point of contact, and he will involve other staff too to increase their awareness about what the Committee does. Sergeant Pearce is unable to join us today but has requested that we send him anything relevant from the meeting.

5.0 COMMITTEE CORRESPONDENCE

- The Chair re-tabled the letter from the GM regarding Council vegetation clearing and a way forward. The Chair asked Mel for an update on the situation. Mel noted that even though it is early days, things are already improving. The Works Manager is going to liaise with Terry on upcoming projects and natural values. Kate noted that the Dept. of Defence have an environmental clearance certificate that is part of their planning for a new project. Kate will find out if she can share this template with us.
- Email from Sergeant Marcus Pearce advising that following Leighton's departure, he will be our point of contact for Tasmania Police, and that he would involve other staff too to increase their awareness about what the Committee does.

- The Chair noted that several emails have been sent to the new ECPPA Chair regarding ECPPA representation on the Committee. No response has been received to date. Derek agreed to follow up at the next ECPPA meeting. Derek acknowledged Jack Cotton's past contributions to the Committee over many years as the ECPPA representative.
- Email from Tassal Community Engagement Officer to David regarding invitation to a future meeting. David would like to attend, depending on the date. It would be good if a couple of other Committee members could attend too.
- Mel noted that Council have approved a budget to review the Prosser Catchment Plan and that we plan to commence this in the new year.
- In regards to the ABC's recently aired Four Corners programme about salmon farming in Tasmania, Mel noted that despite how it was portrayed she was not asked by Tassal to attend the interview and had made this clear to all in attendance. She had approval from the GM to attend and went with the Mayor so to be able to provide a bigger picture NRM context to the discussion however they did not include any of her comments in the programme.
- Email from Lyndel Wilson advising that she is leaving NRM South. Lyndel acknowledged the work of the Committee and the progress that the Committee has made over the past 4 years. Kim Willing will be replacing Lyndel on a temporary basis until her position is filled.

6.0 BUSINESS ARISING FROM CORRESPONDENCE

Nil further.

7.0 UPDATE FROM PWS FREYCINET RANGER IN CHARGE

Richard provided the Committee with an update:

- Visitation to Freycinet NP has sky rocketed with 272,000 visitors in 15-16.
- Last week Freycinet NP won the Major Tourist Attractions category at the Tasmanian Tourism Awards.
- Removal of asbestos from Moulting Lagoon and Whalers Rock Lookout carpark.
- Friends of Freycinet continue their great weed control works.
- PWS staff have limited capacity to undertake weed control works, but when possible focus on priority weeds.
- After this year's floods events staff have focused on repairs of tracks, roads and fire trails.
- Improvements at Douglas Apsley NP including tracks.
- Investigating new walking tracks eg. Visitor centre to Wineglass Bay lookout car park.
- Receipt of some tourism funding to improve track from Wineglass Bay lookout to the Bay.
- Low staff levels. However, recently received approval to advertise for two more staff, including Rob Connell's position.
- Prescribed burns winding up for this season.
- New 'leave no trace' signs are being trialled and working well.
- Preparing for tourism season including volunteer management.
- Boundary change in the north, to try to alleviate pressure on PWS Freycinet team.
- Shorebirds nesting at Sandpiper and Richardson's Beach.
- Centenary Celebrations were a big time commitment for staff.
- Freycinet Instagram account has been really successful, a great tool for education/awareness raising.

The Chair thanked Richard for the update.

Derek asked if wombat mange appears to be a problem at Freycinet at this stage? Richard noted that he has not personally observed this to be a problem. For Freycinet, feral deer are more of a concern at this point in time.

Alan asked if the possibility of running a shuttle bus to the Wineglass Bay lookout car park has been further investigated? Richard noted that it is still on PWS' radar. However, it would be difficult for PWS to manage alone and there are issues with finding a space for a car park for the shuttle bus. Alan noted that the Horse Paddock Reserve has been identified as a possible location for a car park in the past.

Cynthia asked if drones were a problem in the NP? Richard noted that PWS have recently drafted a policy on this. A permit is required to operate a drone in a NP.

8.0 GUEST SPEAKER AMANDA BROOKS, GSBC ON-GROUND WORKS OFFICER: WEED CONTROL ACROSS GLAMORGAN SPRING BAY FROM A FIELD OFFICER'S PERSPECTIVE.

Amanda spoke to her PowerPoint presentation on the many roles and activities that she undertakes across GSB. This work is undertaken on a variety of land tenures (both public and private) and includes Council work, grant projects, private works and contract works.

Lunch 12:30 – 1:00pm

9.0 CATCHMENTS TO COAST REPORT

Terry provided an update on Catchments to Coast activities since the last Committee meeting:

- Orford Bird Sanctuary – lots of shore birds present at the moment including Fairy Terns.
- Hooded Plovers are nesting on Spring Beach.
- Bicheno boneseed control on the Crown Land Reserve at Bicheno has re-commenced.
- Serrated tussock infestation in the Swansea area has increased greatly. Also a new infestation has been found at a property just north of Swansea.
- Patersons curse infestation at Sorell property. Committee requested that Mel email Sorell Council regarding this site and CC in DPIPWWE so they can follow up.

Derek asked again if NRM could provide chemical to assist land owners with weed control, particularly serrated tussock?

Mel noted that DPIPWWE are currently proposing to re-instate the position of serrated tussock officer at the Invasive Species Branch. Mel agreed with Alan's suggestion that we write to politicians about assisting land owners with chemical for weed control, including the relevant federal and state ministers, their shadows and the Greens.

In addition to Terry's update, Rosie provided the following information:

- Funding from NRM South to hold another World Wetlands Day event in partnership with PWS. Event to be held on Saturday 28th January 2017 at Devils Corner Vineyard. More information to come closer to the date.
- Funding from NRM South for interpretation sign and community event at Rita & Doris Reserve (Coles Bay). Sign to be launched on Sunday 5th March 2017, to incorporate a community BBQ and Clean Up Australia Day event. More information to come closer to the date.
- Attended the Bicheno Earth & Ocean Network (EON) Expo on 5th and 6th November. Congratulations to EON for organising and delivering such a worthwhile and successful event.
- Shorebird newsletter has been sent the 328 ratepayers at Dolphin Sands.
- Whale Trail project ongoing.
- Submitted an article for possible inclusion in the 2017 edition of the *Wetlands Australia* magazine.
- Looking into reports of short-tailed shearwater deaths at Waterloo Point (Swansea).

10.0 SUSTAINABILITY REPORT

Cynthia provided the Committee with a sustainability update.

- In partnership with relevant stakeholders, continuing to progress the re-usable coffee cup project idea.
- Trials of flushable, biodegradable dog poo bags.
- Also attended the Bicheno EON Expo as a panellist and guest speaker.

11.0 TREASURERS REPORT

Mel distributed and spoke to the Treasurer's report.

David observed that the NRM Reserve (carryover) from last financial year needs to be confirmed.

12.0 GSBC NRM DEPARTMENT REPORTS

Mel spoke about some Department highlights:

- Pulchella nursery project is ongoing and had a workshop this week with the Councillors.
- Money in Council's budget to develop Fire Management Plans for Council Reserves, following the success of the fuel reduction burn at Rita and Doris Reserve carried out by the Coles Bay Fire Brigade.
- DPIPWE will be attending a workshop with the Councillors next month to present on the new *Cat Management Act*.
- A workshop will be held with the Councillors in December to provide an overview of other potential coastal hazards in GSB and to discuss a way forward in managing these hazards in the short, medium and long term in context of other work being undertaken by other councils and the state government.

13.0 OTHER BUSINESS

Committee round table:

Alan asked what is the relationship between the NRM and Planning Departments at Council?

Mel explained that she has had input into planning since she first started at Council. Nicky assists Mel too.

Derek commented on the recent swift parrot breeding successes with the use of nesting boxes, and congratulated the swift parrot team on their work.

Derek asked if Mel could let the Committee know when the Tassal meeting will be. Mel will advise via email.

Gary thanked Terry and Rosie for installing the 'no camping' sign on the Crown Reserve at Dolphin Sands.

Gary advised that the DSRA have replaced 2 wildlife signs in conjunction with the TFS. The DSRA recently received a letter about the proposal to operate a barge between Bagot Point and Swanwick.

Judy thanked everyone who supported the Bicheno Earth and Ocean Network (EON) Expo. Following the success of this event, EON have decided to hold an expo again next year.

Richard departed at 2:25pm.

Diana asked about the status of the development on Picnic Island. Mel advised she has had a site visit with the planner and a number of actions need to be followed up. BirdLife Tasmania had a date set to visit, but the weather prevented this from going ahead. A new date will be set.

14.0 COMMITTEE DISCUSSION ABOUT FILLING THE POSITION OF CHAIR IN 2017

Mel advised that Councillor Cadart has indicated that he is considering the position of Committee chair. Mel will follow up with Councillor Cadart regarding the position of Chair.

David advised that he is happy to act as Vice Chair. All present supported this offer.

Alan asked if there was a position description available for the position of Chair? Mel noted that there is not a formal PD. But she can put something together for the Committee to look at.

Alan noted that David's offer to fill the position of Vice Chair is great for mentoring and continuity.

The Committee and Council staff present thanked David for his many years of service and dedication to the Glamorgan Spring Bay Natural Resource Management Committee. We are grateful that David will be acting as Vice Chair into the future.

Meeting closed: 2:40pm.

NEXT MEETING

Next Meeting Venue: Swansea Town Hall.

Next Meeting Date: 15th February 2017 – to be confirmed.

ACTION ITEMS

1. Look into the award winning GPT installed at Glenorchy. Who: Cynthia/Mel.
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 Coles Bay slipway drain. Who: Mel.
4. Ask CLS to contact Aurora or Transend regarding removing the debris left behind at the Gordon Street Reserve (Swansea) and requesting that they remove their debris in future. Who: Mel.
5. Site visit and quote to CLS to undertake follow up weed control on Swansea's unmade road reserves. Who: Mel/Amanda.
6. Email Sorell Council with CC to DPIPWE regarding Paterson's curse infestation in Sorell municipality. Who: Mel.
7. Write to state and federal politicians, their shadows and the Greens regarding assisting land owners with chemical for weed control. Who: Mel/David.
8. Advise Committee members of the date of the Tassal meeting. Who: Mel.
9. Compile PD for position of Chair for the Committee. Who: Mel.
10. Follow up with Councillor Cadart regarding the position of Committee Chair and confirm date for next meeting. Who: Mel.

Signed by the Chair

Date:

7.2 Triabunna Recreation Ground Committee Meeting Minutes, November 2016 (Draft)

GLAMORGAN SPRING BAY COUNCIL

Section 24 Advisory Committee Meeting
Triabunna Recreation Ground

MINUTES

MEETING HELD – *Wednesday 16th November 2016, Triabunna Council Office*

MEETING OPENED: 5.35 pm

PRESENT: Phil Giffard, Tony Pollard, Britt Steiner, Steve Davies, Jan Sweet

APOLOGIES: Nil

CONFIRMATION OF LAST MINUTES: (19th September, 2016)

Moved: Britt Steiner

Seconded: Steve Davies

MATTERS ARISING FROM PREVIOUS MINUTES

- Tony is organising for all master keys to access all rooms in clubrooms.
- Jan has set up email account and booking calendar. Email address is: sbspbookings@gmail.com
- Post office box is available for rent at a cost of approx \$140.00 for initial set up & keys and \$130.00 per year thereafter.
- Letter to be written to committee members of 2004/05 fundraising group detailing proposed improvements planned for club rooms and requesting that trust monies be transferred to new account. Initial improvements would include the addition of an all weather awning to be attached to club rooms and the upgrade of training lights on the oval.
- It was decided to leave water and power accounts in the name of Triabunna Football Club until 30/6/17. Solar Communities Program has indicated they will contact both cricket and football clubs in 2017 regarding funding for lower electricity costs for community organisations.
- Steve will be contact person for keys when club rooms are booked for private functions. A hire fee of \$150.00 (which includes the use of 1 fridge) plus \$50.00 cleaning bond was agreed.
- The best option for “user pay” system for oval lights is to purchase an additional “check” meter box and have wired into oval light circuit. The reading from this meter can then be deducted from account and the relevant club charged for use of lights. Jan to obtain price of metre box and a timer for hot water system.

NEW BUSINESS

- John Samin from Triabunna Barracks Archaeology Field School '17 has contacted Tony regarding accommodation and using facilities at Recreation Ground for 25 students and staff from Australian National University from 7th – 27th January, 2017. Phil to contact John and advise of change of ground management.
- Phil to lodge development application to initiate commencement of club room extensions for Feb/March 2017.
- Phil spoke with Lisa Pyke and extended an invitation to the Spring Bay Junior Netball League to attend management meetings at any time.
- Terms of Reference to be discussed at December meeting.

TREASURERS REPORT

Opening Balance	\$
Income	\$
Expenditure	\$
Closing Balance	\$

To be reported to next meeting.

NEXT MEETING

Wednesday 7th December at 5.30pm

There being no further business, the meeting was declared closed at 7.10 p.m.

Confirmed **Date**

Chairperson

7.3 Youth Council Meeting Minutes, November 2016 (Draft).

MINUTES OF A MEETING OF THE GLAMORGAN SPRING BAY YOUTH COUNCIL HELD IN THE TOWN HALL, SWANSEA ON TUESDAY, 1ST NOVEMBER, 2016 COMMENCING AT 11.00 A.M.

WELCOME

Cr. Arnol welcomed everyone to the meeting and advised that as it was going to be the last meeting for the year we would be having lunch at the Bark Mill.

PRESENT

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

APOLOGIES

Nil

IN ATTENDANCE

Deputy Mayor, Cr. Cheryl Arnol (Chairperson), Lona Turvey (Community Development Manager), Angela Higgs (Administrative Support Officer), Lee Wilson (RPHS Youth Worker), Tony Pollard, Works Manager and Constable Craig Vermey.

CONFIRMATION OF MINUTES

Resolved that the minutes of the Youth Council Meeting held on 5th September, 2016 be received.

GENERAL BUSINESS

Cr. Arnol advised that the new police officer at Swansea, Constable Craig Vermey, will be guest speaker at today's meeting.

Cr. Arnol introduced Council's Works Manager, Tony Pollard, to the meeting to discuss some of the issues raised at the last Youth Council meeting.

Mr. Pollard said that it was great to see so many young people showing an interest in the community.

Cr. Arnol asked the Youth Councillors to put their issues and suggestions to Mr. Pollard.

Issues Raised:

- Would like more bike tracks. Suggested the land at the top of Selwyn Street, Triabunna.

Mr. Pollard advised that the land was not available as it is earmarked for subdivision.

Cr. Arnol suggested that Lee Wilson meet with Tony Pollard to discuss future bike tracks.

- Would like a skate ramp in Bicheno.

It was explained that it is an ongoing issue to find a suitable venue in Bicheno for a skate ramp.

- Playground at Netball Courts, Triabunna. Would like some new equipment.

Youth Councillors suggested that it would be good to have something similar to the playground equipment at the Triabunna School which is a rope pyramid.

Mr. Pollard will investigate this.

- Discussed the swimming pontoon at Jubilee Beach.

Agreed to defer this until Mrs. Turvey has discussed the pontoon with Col Barney from

- Block drains at Murray and Tarlton Streets, Swansea.

Mr. Pollard will inspect.

- Door locks on toilets at the Triabunna Recreation Ground need repairing.

Mr. Pollard advised that they would be repaired next week.

- Foreshore track from the school to the Gulch has been washed out and needs attention.

Mr. Pollard will inspect.

- Bicheno Surf Club. Drain pipe is going out onto the beach.

Mr. Pollard advised that Council is currently looking at that as it is eroding.

Saltworks Road – Samuel Dyke raised concerns that there are no public toilets and his parents have had to install a portaloo.

Cr. Arnol explained that it is Parks & Wildlife land and perhaps his parents and residents could take up this issue with them.

Skate Ramp at Our Park

Tony Pollard advised that the new skate ramp at Our Park, Orford has been painted and is ready for use.

GUEST SPEAKER

Cr. Arnol welcomed guest speaker, Constable Craig Vermey to the meeting.

Constable Vermey talked about his life as a police officer and how he is very passionate about working in communities.

Constable Vermey discussed his involvement with the Duke of Edinburgh Awards and how he and some students walked the Kakoda Track. He said that it was the hardest thing he has ever done in his life but also very rewarding. Constable Vermey said that he would encourage any young person to be involved in the Duke of Edinburgh Awards.

Cr. Arnol thanked the Youth Councillors for attending the meetings and hoped to see many of them again in 2017.

There being no further business, the meeting closed at 11.50 p.m.

Confirmed
Chairperson

8. Officers' Reports Requiring a Decision

8.1 South East Councils Feasibility Study, 30th September 2016

Responsible Officer – General Manager

Comments

The Clarence City Council, Sorell Council, Tasman Council and Glamorgan Spring Bay Council have come together with the support of the Department of Premier and Cabinet (Local Government Division) to explore the merits of shared services and four amalgamation options as follows:

- Option 1: Clarence City Council, Sorell Council, Tasman Council and Glamorgan Spring Bay Council
- Option 2: Clarence City Council, Sorell Council and Tasman Council.
- Option 3: Sorell Council, Tasman Council and Glamorgan Spring Bay Council
- Option 4: Sorell Council and Tasman Council

The feasibility study on these options was conducted by KPMG over a six month period and is now complete. The study was guided by a steering committee comprising the Mayors and General Managers of the participating councils.

The councillors and senior staff from each Council have been briefed on the report and it is now available on Council's website as follows: www.gsbc.tas.gov.au/Your Council/Local Government Reform.

Councils are now in the process of developing an approach to the community consultation phase, which will be undertaken in the first half of 2017.

At this stage Council will officially receive the report and commence work and planning for the community consultation.

Statutory Implications

Not applicable.

Budget Implications

Nil.

Recommendation

That Council receives the South East Councils Feasibility Study, 30th September 2016 and considers a community consultation approach at the January 2017 meeting.

Attachment: Please see www.gsbc.tas.gov.au/Your Council/Local Government Reform for a copy of the report.

8.2 2017 Ordinary Meeting Dates and Venues

Responsible Officer – General Manager

Comments

The Ordinary Meeting dates and venues for 2017 are provided here for Council's approval. It is strongly recommended that all Council meetings be held in Triabunna at the Council offices in 2017.

This has the following benefits:

- The Council meeting room in Triabunna is permanently set-up for audio recording and projecting.
- Overcomes the issue of poor acoustics in many of the venues.
- Conducting meetings in the Triabunna office is more cost effective and time efficient for senior staff members, including the management of catering.
- The live streaming of Council meetings will be brought to Council for approval in early 2017 neutralising the need for travel to other towns in the municipal area.

Statutory Implications

Not applicable.

Budget Implications

Some efficiency savings.

Recommendation

That Council approves the 2017 Ordinary Meeting of Council dates and venues as details in the attachment.

Attachment: 2017 Ordinary Meeting Dates and Venues



**GLAMORGAN SPRING BAY
COUNCIL**

2017

ORDINARY MEETING DATES & VENUES
(4th Tuesday of each month commencing at 5pm)

<i>Meeting date</i>	<i>Venue</i>	<i>Deadline for agenda</i>	<i>Time</i>
24 January	Triabunna	13 January	5.00pm
28 February	Triabunna	17 February	5.00pm
28 March	Triabunna	17 March	5.00pm
26 April*	Triabunna	13 April	5.00pm
23 May	Triabunna	12 May	5.00pm
27 June	Triabunna	16 June	5.00pm
25 July	Triabunna	14 July	5.00pm
22 August	Triabunna	11 August	5.00pm
26 September	Triabunna	15 September	5.00pm
24 October	Triabunna	13 October	5.00pm
28 November	Triabunna	17 November	5.00pm
12 December	Triabunna	1 December	5.00pm

(AGM also to be held on 12 December commencing at 7pm)

****Please note the April Ordinary Meeting of Council will be held on Wednesday 26th of April due to ANZAC day falling on the usual meeting date for that month.***

8.3 Riversdale Events – House Concert with Steve Poltz (USA)

Responsible Officer – Manager Community Development and Administration

Comments

An application has been received from Riversdale Events (Angela Boxall) seeking financial support of \$1,000, towards the cost of a House Concert with Steve Poltz (USA) on Wednesday, 21st December, 2016.

Prolific singer songwriter and troubadour, Steve Poltz, will again tour Australia across November and December this year.

Gracing leading festivals and main stages of capital cities, it is a privilege to have an artist of his calibre perform at Riversdale, Swansea.

Poltz's performance at Riversdale back in October 2015 was an absolute success, wooing the audience and making life-long fans, attracting sixty guests.

Co-writer of Jewels hit track '*You Were Meant For Me*', his own performances are funny, clever and extremely captivating.

Live music events are reasonably rare in our municipal area. Riversdale Events are open to everyone, bringing the community together for an afternoon or evening of entertainment. In this case, a highly regarded musician from another country.

Steve Poltz's usual fee for a small-scale show is \$3,000. As the applicant cannot afford this amount of money and as Steve is a friend of Ange Boxall, he is prepared to perform at Riversdale for less than the normal fee. However, the aim is to provide as respectful and professional amount as is possible.

Other benefits for the community are:-

- The Bend Wines will have the opportunity to sell their product.
- One of the local chefs will have the opportunity sell their product.
- Some of the guests will be travelling from around the State, hence will contribute to local accommodations, cafes, shops, etc.
- Guests will contribute a suggested entry fee/donation to attend the event.
- The applicant will accommodate and supply food and drinks to the artists and company in order to save on costs.

The total cost of the project is estimated at \$2,250, made up as follows:-

- \$1,000 – Artist fee (minimum)
- \$ 100 – Ground transport
- \$ 400 – PA and sound technician (discounted rate)
- \$ 100 – Posters and advertising (applicant doing graphics)
- \$ 650 – Yearly public liability premium

The balance of \$1,250 to be recouped via ticket sales.

In the event of not covering costs, Riversdale Events will try to recoup via future events. If there is a surplus amount of up to \$500, this will be paid directly and additionally to the artist. Anything above this will be put towards future Riversdale Events.

Attached is an email from Ange Boxall with the email from Premier Artists in Melbourne outlining the suggested fee for Steve Poltz, together with a copy of the tour poster.

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 \$9,550.00 is remaining.

Recommendation

That Council approves a grant of \$1,000 to Riversdale Events towards the cost of staging a House Concert with Steve Poltz (USA) on 21st December, 2016.

Attachments:

- E-mail correspondence and poster



Attachments: Item 8.3

Lona Turvey

From: ange boxall <info@angeboxall.com>
Sent: Tuesday, 29 November 2016 10:58 AM
To: Lona Turvey
Subject: Support material for Community Small Grants application

Hi Lona,

I hope you're well.

In support of my Community Small Grant application - below is an email from Premier Artists in Melbourne suggesting the original \$3k fee + GST + production for Steve Poltz.

Also his website: <http://poltz.com/words/>

And his tour poster - we'll be adding our date in a larger format to this poster (wanted to keep it off the nation-wide poster).

Kind regards,

Ange

<http://angeboxall.com/>



Begin forwarded message:

From: Sean Simmons <sean@premierartists.com.au>
Subject: RE: Steve Poltz House Party
Date: 20 July 2016 3:36:21 pm AEST
To: ange boxall <info@angeboxall.com>

Cool Ange,

We never spoke about money.

I've been instructed to ask for \$3k + GST + production.

As you probably know he'll play for years.

Cool ?

Was everything cool re: Taasha last weekend ?

Thanks for having her.

Sean Simmons
Agent



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GROUP

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Mushroom Group ~ Independent Music and Entertainment Leaders



STEVE POLTZ

NOTHING to DECLARE

AUSTRALIA TOUR



25 NOV THE WARRIMOO SOUND LOUNGE, WARRIMOO NSW
26-27 NOV QUEENSLIFF MUSIC FESTIVAL, QUEENSLIFF VIC
30 NOV MOJO'S BAR, FREMANTLE WA
1 DEC BRIDGETOWN HOTEL, BRIDGETOWN WA
2 DEC RAVENSWOOD HOTEL, RAVENSWOOD WA
3 DEC CHARLES HOTEL, PERTH WA
7 DEC ARARAT PAC, ARARAT VIC
8 DEC SOOKI LOUNGE, BELGRAVE VIC
9 DEC SPOTTED MALLARD, MELBOURNE VIC
10 DEC CARAVAN CLUB, OAKLEIGH VIC
11 DEC MEMO CLUB, ST KILDA VIC
13 DEC LIZOTTES, NEWCASTLE NSW
14 DEC CLARENDON GUEST HOUSE, KATOOMBA NSW
15 DEC CAMELOT LOUNGE, SYDNEY NSW
16 DEC THE BUNKER, COOGEE DIGGER'S, COOGEE NSW
17 DEC THE BASEMENT, SYDNEY NSW
18 DEC RIVERSDALE, ILLAROO, NSW
22 DEC REPUBLIC BAR, HOBART, TAS
23 DEC THE GOVERNOR HINDMARSH, ADELAIDE SA
24 DEC FLYING SAUCER CLUB, ELSTERNWICK, VIC

POLTZ.COM

8.4 Bicheno Men's Shed

Responsible Officer – Manager Community Development and Administration

Comments

An application has been received from the Bicheno Men's Shed, seeking financial assistance towards the official opening of the Men's Shed on 6th January, 2017.

The committee is seeking funds towards a light lunch and refreshments to thank all those people who have contributed to the project. It is also planned to invite Members of Parliament and representatives from the Tasmanian Community Fund, as well as the local Bicheno community.

The estimated cost of the project is \$500 and the committee is seeking \$400 from Council and the balance will be paid by the organisation.

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 \$9,550.00 is remaining.

Recommendation

That Council approves a grant of \$400 to the Bicheno Men's Shed towards the cost of the official opening of the Men's Shed on 6th January, 2017.

8.5 Freycinet Association Inc.

Responsible Officer – Manager Community Development and Administration

Comments

An application has been received from the Freycinet Association Inc., seeking financial support of \$1,000 towards the cost of purchasing and installing an Automated External Defibrillator (AED) in a wall mounted secure cabinet with a pin code for security.

The location of the AED will be in Swanwick. There is no public access to AED's in this area.

The Golf Club has given permission to install the AED on an external wall of their club house and the club is investigating other viable options.

Quick and easy access to an AED is paramount in the event of a cardiac arrest. The optimal time for a successful resuscitation is within the first 5 minutes. There is almost no chance after 10 minutes.

It is doubtful whether any of the 5 AED's located in Coles Bay could be brought to Swanwick within the time-frame necessary for a successful resuscitation.

The Coles Bay Volunteer Ambulance fully supports this application.

The cost of the AED is \$3,594.00 plus installation. (Copy quote attached).

Statutory Implications

Not applicable

Budget Implications

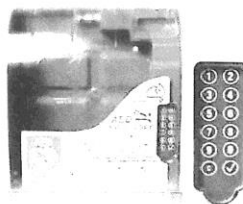
A total of \$20,000 has been allocated in the 2016/17 budget for the Community Small Grants Programme, of which \$9,550.00 is remaining. The Freycinet Association will be contributing \$1,000 towards the machine and they are anticipating a contribution from the Bendigo Bank and Swanwick Association.

Recommendation

That Council approves a grant of \$1,000 to Freycinet Association Inc. towards the purchase of an Automated External Defibrillator and installation at the Swanwick Golf Club.

Attachment: Quotation

Attachment: Item 8.5



Australian Defibrillators
Ph 1300 333 427
Fax 1300 233 342
Unit 12, 64 Talavera Road
Macquarie Park NSW 2133
Email: info@aeds.com.au
www.aeds.com.au

Ms Jen Hackett
C/- Golf Club
Tasmania



7th November 2016

QUOTE – MINDRAY BENEHEART D1 PUBLIC DEFIBRILLATOR AND CABINET

Dear Jen

Thank you very much for inviting Australian Defibrillators to quote on the supply of an Automated External Defibrillator (AED).

The Mindray BeneHeart D1 is designed to be reliable, simple, and easy to use by any rescuer.

Product Code	Description	Qty	Item Price	GST	Extended Price
D1 AED PUB	Mindray BeneHeart D1 Public Defibrillator	1	\$2450.00	NA	\$2450.00
Inclusions					
	Mindray Adult Pads	1			
	Mindray D1 Public Disposable Li-MnO2 Battery pack, 4 year Shelf Life				
Soft Carry Case	Incl- Rescue Kit, including scissors, wipes, CPR mask, etc.	1			
D1 Wall Bracket	AED Wall Bracket / Sign	1			
	Operators Guide				
Training	E-medics Online Training Courses (10 per AED)	5			
Series 200 Cabinet	Series 200 Non-Monitored Cabinet. Indoor/Outdoor Restricted Access. 24/240v Power Supply/Backup Battery Power	1	\$995.00	\$99.50	\$1094.50
Freight	Tasmania (AED will be inside cabinet)	1	\$45.00	\$4.50	\$49.50
				Total	\$3594.00
	Note – Credit Card Surcharge Fee of 1.5%			Grand Total	\$3594.00

8.6 Policy 4.7 Council Owned Vehicles

Responsible Officer – General Manager

Comments

At a Council Workshop on the 8th of November 2016, Council reviewed a draft of an updated version of Council's vehicle policy. Some suggestions for changes were made and these have been incorporated into the policy and the policy has had a final review by the General Manager based on his operational understanding of the management of council vehicles.

The Council Owned Vehicles Policy is presented here for Council's approval.

Statutory Implications

Nil.

Budget Implications


Nil.

Recommendation

That Policy 4.7 Council Owned Vehicles as presented to Council on the 13th of December 2016 be endorsed by Council.

Attachment: Policy 4.7 – Council Owned Vehicles

Attachment Item 8.6: Policy 4.7 – Council Owned Vehicles

 GLAMORGAN SPRING BAY COUNCIL	POLICY – COUNCIL OWNED VEHICLES	Policy 4.7	
		Version 2	Date 06/12/16
Minutes Dated	Approved By : Council Decision No.	Review Date As required but no later than 2020	

1. OBJECTIVE

To define the use and purchase arrangements for council owned vehicles.

2. SCOPE

This policy covers all vehicles owned by Council.

3. PROCEDURE

Council presently maintains a fleet of vehicles necessary to meet the administrative and operational requirements of Council.

The provision, maintenance and replacement of the vehicle fleet is consistent with the corporate strategy of using technology and resources to optimize Council productivity.

To meet the transport needs of Council and attract and retain staff, whilst ensuring the optimum use of vehicles through management practices, which are efficient, fair, equitable and accountable.

This objective shall be achieved by:

- The provision of vehicles for private or commuter use by staff to be determined in individual contract negotiations with the General Manager.
- A pooling system which recognises that all vehicles are a Council asset and not the property of individuals or departments and ensures that vehicles are always accessible during business hours when appropriate.

VEHICLE TYPE

All vehicles purchased by Council will be four cylinder and be the most fuel efficient type and configuration suited to the Council's business needs as determined by the Council, and/or the General Manager as part of the Annual Budget process.

Vehicles will be purchased in accordance with the General Supplies Contract V672 issued by the Tasmanian Government. In choosing the most appropriate vehicle regard shall be had for achieving the best financial outcome for Council. To this end an analysis has been completed and it is recommended that Council either buy or lease Mazda vehicles from DJ Mazda Hobart.

Safety features, towing kits and air conditioning may be fitted where they are not standard configurations, if this additional cost is within budget constraints. In addition bonnet and headlight protectors and floor mats may be included, however no other option, vehicle modifications or attachment of accessories, are to be made to any vehicle unless expressly approved by the General Manager. An approved mobile first aid kit is to be supplied and stored in all Council vehicles.

PRIVATE USE

Any vehicle allocated to an employee with private usage rights is to be brought to work every day whilst the employee concerned is on duty and the vehicle is to be available for inclusion in the Council's car pooling system. Any vehicle allocated to the Mayor is not subject to the car pooling system but could be accessed by prior arrangement with the Mayor, if required.

Any limits or restrictions that relate to the private usage by the employee are to be addressed as a specific condition of employment.

Notwithstanding any other conditions contained in this policy, the General Manager reserves the right to minimise Council's fringe benefits tax liability by requiring the Mayor and employees with private usage to rotate vehicles.

When rotation is required the vehicle to be rotated will be as near as practicable to a similar standard of vehicle as the previous one.

The General Manager may cancel the agreement in the event of any willful or persistent failure to comply with the conditions of use. In addition, the employee may also cancel his/her relevant vehicle agreement by providing one (1) week notice to the General Manager.

The General Manager may permit other private use of vehicles to Council employees which is minor, infrequent or incidental to business use. Requests for such private use must be made in writing giving full details of the use proposed.

COMMUTER USE

Where it is expedient for the efficient operation of Council, for security reasons or for the appropriate resourcing of call out staff, it is appropriate for an employee to be granted commuter use of a vehicle, whereby a vehicle may be allocated to be taken home when not required for Council business.

The employee may utilise the vehicle to and from home via the normal route but any abnormal travel must be authorised by the General Manager prior to such travel being undertaken or in exceptional circumstances as soon as practical thereafter.

If, in the opinion of the General Manager, a vehicle has been abused or neglected by the nominated employee, the take home rights to that and other Council vehicles may be withdrawn for that employee.

Any employee found to be using a council vehicle for unauthorised private use will be subject to disciplinary action under Council's workplace behaviour policies and procedures.

SECURITY

An employee or Councillor who has been allocated a Council vehicle is required to attend to the overnight security of the vehicle and garaging of the vehicle off the road and under cover (if possible) and to otherwise lock the vehicle and ensure the security system, if any, is activated.

SERVICING

All vehicles are to receive the service in accordance with the manufacturers schedules and this is to be performed by the relevant dealership.. ~~Any~~ Other vehicle services, unless specified by the dealership, may be performed either by the relevant dealership or a local qualified mechanic. Timing of a vehicle's service requirements is the responsibility of the primary driver.

Under no circumstances are tyres to be allowed to deteriorate below normally accepted levels.

The primary driver is responsible to arrange all servicing in accordance with this policy.

CARE & CLEANING

The primary vehicle driver is responsible for the proper care and cleaning of the vehicle and ensuring that normal running items such as petrol, oil, battery, radiator and tyre pressures are checked at regular intervals.

FUEL

Council will be responsible for the provision of fuel for both business and private travel under the Private Use Scheme.

The source of receiving fuel is to be via the fuel card specifically allocated for each vehicle wherever possible.

Odometer readings and pin numbers are to be provided at each fuel purchases.

LOGOS

It is mandatory that all vehicles and major items of plant, display Council's identification logos (emblems) at all times except when vehicles authorised for private use are being used for private use.

USAGE RECORD SHEETS

Fortnightly timesheets will include the relevant amount of plant hire to be costed for each vehicle assigned when classified as plant.

BREAKDOWN & EMERGENCIES

Any break downs, faults or other mechanical defects shall be reported to the appropriate Departmental Manager or in the event of a vehicle used by the Departmental Manager or the Mayor reported to the General Manager. Repairs of such defects or faults shall be arranged as soon as possible.

At the discretion of the General Manager a temporary replacement vehicle may be arranged or appropriate expenditure reimbursed as authorised.

MISUSE OF VEHICLE

Where damage to a Council vehicle is occasioned through misuse or neglect the cost of the loss or repairs may be required to be reimbursed by the employee. In each case the matter will be determined, in the light of the relevant circumstances, by the General Manager

Misuse of a vehicle may disqualify an employee from continuing their participation in either the private usage or commuter usage arrangement.

The Council owned vehicle shall not be entered in or driven in any race, rally, competition or other event nor shall it be used for the purposes of teaching or instructing learner drivers, except where initiated by Council.

DRIVING UNDER THE INFLUENCE

If a Council vehicle is involved in an accident while being driven by another person authorised by the employee, and that person is intoxicated and later convicted of that offence, the employee shall, in the event that Council's insurer disclaims liability, be responsible for all costs incurred.

ELIGIBILITY TO DRIVE COUNCIL VEHICLES

Any Council employee or Councillor may, if required, drive Council vehicles provided that they have a current unrestricted licence. Provisional drivers, unless specifically authorised, and learner drivers are not permitted to drive Council vehicles.

Private usage vehicles can also be driven by the spouse or partner of the Council employee allocated the use of the vehicle.

Commuter use vehicles may only be driven by the nominated driver with the exception of minor use necessary to revise domestic parking arrangements.

DRIVERS LICENSE

All staff and Councillors using Council vehicles shall ensure that their current driver's licence is noted in the Council records for insurance and risk purposes.

It is the responsibility of the staff who use Council vehicles to notify their Departmental Manager or in the case of the Mayor or a Departmental Manager, the General Manager, if they are disqualified or restricted from driving. In the event the General Manager is disqualified or restricted from driving, he or she shall advise the Mayor.

VEHICLE REPLACEMENT

Vehicles will generally be traded at 60,000 kilometers and be traded on the equivalent vehicle. Vehicle replacements will be from DJ Mazda. Replacement vehicles can be either purchased or leased at the discretion of the General Manager.

NON SMOKING

Council provides a smoke free workplace and this policy extends to Council vehicles. No smoking is permitted in any Council vehicle and will not be tolerated under any circumstances.

PARKING AND TRAFFIC INFRINGEMENTS

The payment of any traffic infringements by Council on behalf of an employee or Councillor, that have been incurred whilst undertaking Council business, will be at the discretion of the General Manager.

EXISTING EMPLOYMENT CONDITIONS

This policy does not and shall not and nor is it intended to change, alter or override any of the terms and or conditions of the existing employment arrangements or other arrangements currently in place between the Council and any employee of the Council.

5. IMPLEMENTATION

Implementation of this policy will reside with the General Manager.

6. DELEGATION

Responsibility of this policy is delegated to the General Manager.

7. RESPONSIBILITY

The responsibility to ensure this policy is enforced rests with the General Manager.

8. REPORTING Nil.

9. STATUTORY REQUIREMENTS Nil.

10. REFERENCES Nil

11. ATTACHMENTS Nil.

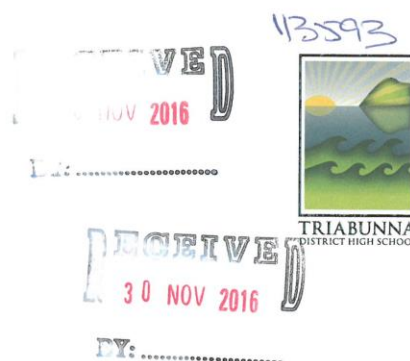


9. Miscellaneous Correspondence

9.1 Thank you Letter – Triabunna District School



Triabunna District High School
15 Melbourne Street
Triabunna, TAS, 7190 Australia
Phone: (03) 6257 3199 Fax: (03) 6257 3463
Email: Triabunna.District.High@education.tas.gov.au



29 November 2016

Glamorgan Spring Bay Council
Vicary Street
TRIABUNNA 7190

Dear David

We write to thank you for your generous donation of \$220.00. Your donation will be used to purchase books that will be awarded to worthy recipients as part of our Presentation Evening on 15 December, 2016.

This significant event allows public acknowledgement of the students' efforts and accomplishments throughout the year and strengthens their resolve to continue to strive for the very best outcomes they can achieve. Our community, as a whole, will undoubtedly benefit from the long term benefits of this determination.

Your support is greatly appreciated and your receipt is enclosed.

On behalf of the entire school, thank you again.

Yours sincerely

PAUL DALLA-FONTANA
Acting Principal

10. Motion Tracking Document

Last updated 8/12/2016

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

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



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

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
23 rd February	9.3	30/16	Sale of Council Properties	GM	Process to commence according to Section 177/178 with amendment to advertising as per motion. Workshop to be scheduled in Dec 2016.	In Progress
23 rd February	9.6	33/16	Signage Working Group	MRS	See Item 9.2 from December 2015 OMC.	In Progress
22 nd March	9.4	47/16	Honour Board for Australia Day Citizenship Award Recipients	GM	MCD to research Council records and organise the Honour Board to be placed in the Triabunna Council Offices.	In Progress
28 th June	8.8	99/16	Review of Seafest 2016	MCD & Sustainability Officer	Event to be handed over to the community through an EOI process. Currently in discussions with interested community groups.	In Progress
23 rd August	8.1	112/16	Old Swansea Council Chambers & Courthouse	GM	ECCAI to manage until Old Swansea Council Chambers & Courthouse 30 June 2017.	In Progress
23 rd August	8.6	117/16	Council's Banking Services	GM	Commenced process to move all Council's banking to Bendigo Bank Limited.	In Progress
27 th 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
27 th September	8.6	131/16	Review of the draft Prosser River Catchment Management Plan	MNRM	Approval by Council to conduct review.	In Progress
27 th 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



Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
22 nd November	8.1	154/16	Glamorgan Lions Club	MCD	Grant approved and disbursed	Complete
22 nd November	8.2	155/16	Spring Bay Lions Club	MCD	Grant approved and disbursed	Complete
22 nd November	8.3	156/16	Christmas Closure Period	GM	Approved- close 5pm 16 th Dec and re-open 8am 3 rd Jan, 2017	Complete
22 nd November	8.4	157/16	Road Naming Bicheno	MRS	Approved Lilla Villa Lane, Bicheno and Nomenclature Board advised	Complete

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

Recommendation:

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

11. Questions Without Notice

12. Confidential Item (Closed Session)

The Mayor will declare the meeting closed to the public in order to discuss the Australia Day Citizenship Awards 2017.

Under regulation 15 of the Local Government Act 1993 the meeting will be closed to the public according to Regulation 15 (2) (j) *the personal affairs of any person*.

Recommendation

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

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

CONFIRMED as a true and correct record.

Date:

Mayor Michael Kent AM